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7 CITY OF FAIRFAX

EXEMPT FROM FILING FEES PURSUANT
TO GOVERNMENT CODE SECTION 6103

8 SUPERIOR COURT OF THE STATE OF CALIFORNIA
9 COUNTY OF MARIN

11 JACOB FRIEDMAN, an individual,
12
Petitioner,
13
v.
14 CITY OF FAIRFAX, a general law city, and
DOES 1 through 10,
15
16 Respondents.

Case No. CV0000737
Judge: Hon. A. Sweet

**RESPONDENT CITY OF FAIRFAX'S
REQUEST FOR JUDICIAL NOTICE IN
SUPPORT OF OPPOSITION TO
PETITIONER'S *EX PARTE*
APPLICATION FOR ALTERNATIVE
WRIT AND STAY AND ORDER TO
SHOW CAUSE RE PEREMPTORY
WRIT**

Ex Parte Hearing

Date: September 5, 2023
Time: 9:00 a.m.
Dept.: E

REQUEST FOR JUDICIAL NOTICE

Pursuant to Evidence Code sections 452(b) and 453, Respondent City of Fairfax (the “City”) hereby requests the Court take judicial notice of the following documents:

1. City of Fairfax Municipal Code Section 15.04.010, a true and correct copy of which is attached hereto as Exhibit “A”.
2. California Building code, Title 24, Part 2, Section 105, a true and correct copy of which is attached hereto as Exhibit “B”.
3. California Building code, Title 24, Part 2, Section 105.6, a true and correct copy of which is attached hereto as Exhibit “C”.
4. City of Fairfax Municipal Code Section 17.024.060, a true and correct copy of which is attached hereto as Exhibit “D”.
5. City of Fairfax Municipal Code Section 17.020.020, a true and correct copy of which is attached hereto as Exhibit “E”.
6. City of Fairfax Municipal Code Section 17.020.040, a true and correct copy of which is attached hereto as Exhibit “F”.
7. City of Fairfax Municipal Code Section 17.020.120, a true and correct copy of which is attached hereto as Exhibit “G”.
8. City of Fairfax Municipal Code Section 17.024.120, a true and correct copy of which is attached hereto as Exhibit “H”.
9. City of Fairfax Municipal Code Chapter 17.036, a true and correct copy of which is attached hereto as Exhibit “I”.
10. California Building code, Title 24, Part 2, Section 1.8.8.1, a true and correct copy of which is attached hereto as Exhibit “J”.
11. California Building code, Title 24, Part 2, Section 113, a true and correct copy of which is attached hereto as Exhibit “K”.

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12. California Building code, Title 24, Part 2, Section 107.4, a true and correct copy of which is attached hereto as Exhibit “L”.

13. Resolution No. 2022-01, a true and correct copy of which is attached hereto as Exhibit “M”.

14. City of Fairfax Municipal Code Section 15.04.100, a true and correct copy of which is attached hereto as Exhibit “N”.

Dated: August 31, 2023

BEST BEST & KRIEGER LLP

By: 

JANET E. COLESON
CHRISTOPHER M. MOFFITT
Attorneys for Defendant CITY OF FAIRFAX

EXHIBIT “A”

§ 15.04.010 ADOPTION OF CONSTRUCTION CODES.

(A) The following parts of Title 24, California Code of Regulations are adopted by reference as construction codes for the Town of Fairfax, subject to the modifications included later in this Chapter 15.04:

- (1) 2022 edition of the California Administrative Code (Title 24 Part 1);
- (2) 2022 edition of the California Building Code (Title 24 Part 2) based upon the 2021 International Building Code (IBC), including:
 - (a) Division II of Chapter 1, but not Section 113;
 - (b) Appendix Chapter A, Employee Qualifications;
 - (c) Appendix Chapter G, Flood-Resistant Construction;
 - (d) Appendix Chapter H, Signs;
 - (e) Appendix Chapter I, Patio Covers; and
 - (f) Appendix Chapter J, Grading.
- (3) 2022 edition of the California Residential Code (Title 24 Part 2.5) based on the 2021 International Residential Code (IRC) including:
 - (a) Division II of Chapter 1, but not Section 112;
 - (b) Appendix Chapter V Swimming Pools, Spas and Hot Tubs,;
 - (c) Appendix Chapter H Patio Covers; and
 - (d) Appendix Chapter J Existing Buildings and Structures.
- (4) 2022 edition of the California Electrical Code (Title 24 Part 3) based upon the 2020 National Electrical Code (NEC), including:
 - (a) Article 89, but not Section 89.108.8.
- (5) 2022 edition of the California Mechanical Code (Title 24 Part 4) based upon the 2021 Uniform Mechanical Code (UMC), including:
 - (a) Division II of Chapter 1, but not Section 107.0, 107.1, 107.2.
- (6) 2022 edition of the California Plumbing Code (Title 24 Part 5) based upon the 2021 Uniform Plumbing Code (UPC), including:
 - (a) Division II of Chapter 1, but not Section 107.0 or 107.1, 107.2.
- (7) 2022 edition of the California Energy Code (Title 24 Part 6);
- (8) 2022 edition of the California Historical Building Code (Title 24 Part 8);
- (9) 2022 edition of the California Existing Building Code (Title 24 Part 10) based upon the 2018 International Existing Building Code (IEBC) including:
 - (a) Appendix Chapter A1 Seismic Strengthening Provisions For Unreinforced Masonry Bearing wall Buildings;
 - (b) Appendix Chapter A3 Prescriptive Provisions For Seismic Strengthening Of Cripple Walls And Sill Plate Anchorage Of Light, Wood-Framed Residential Buildings; and
 - (c) Appendix Chapter A4 Earthquake Risk Reduction In Wood-Frame Residential Buildings With Soft, Weak Or Open Front Walls.
- (10) 2022 edition of the California Green Building Standards Code (CALGreen) (Title 24 Part 11), including:
 - (a) Appendix A4 and Appendix A5 Tier 1 measures, but excluding Appendix A4.2 and A5.2 (Energy Efficiency). The Tier 1 measures shall be mandatory for commercial and residential construction, and verification of such compliance shall be provided by the installer or designer.
- (11) 2022 edition of the California Referenced Standards Code (Title 24 Part 12).
- (12) 2021 edition of the International Property Maintenance Code, to the extent the same is not inconsistent with the California Buildings Standards Code (California Code of Regulations, Title 12, Parts 1-Part 12), as adopted and amended herein.

(B) A copy of each of these documents is maintained in the office of the Building Official, and reference is made to them with like effect as if all the provisions and printed matter therein were herein set forth in full.

(Ord. 872, passed 12-7-2022)

EXHIBIT “B”

SECTION 105 PERMITS

[A]105.1 Required.

Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

[A]105.1.1 Annual permit.

Instead of an individual permit for each alteration to an already approved electrical, gas, mechanical or plumbing installation, the building official is authorized to issue an annual permit upon [application therefor to any person, firm or corporation regularly employing one or more qualified tradespersons in the building, structure or on the premises owned or operated by the applicant for the permit.](#)

[A]105.1.2 Annual permit records.

The person to whom an annual permit is issued shall keep a detailed record of alterations made under such annual permit. The building official shall have access to such records at all times or such records shall be filed with the building official as designated.

[A]105.2 Work exempt from permit.

Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar **uses, provided that the floor area does not exceed 120 square feet (11.15 m²). It is permissible that these structures still be regulated by Section 710A, despite exemption from permit.**
2. Fences not over 7 feet (2134 mm) high.
3. Oil derricks.
4. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids.
5. Water tanks supported directly on grade if the capacity is not greater than 5,000 gallons (18 925 L) and the ratio of height to diameter or width is not greater than 2:1.
6. Sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade, and not over any basement or story below and are not part of an accessible route.
7. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
8. Temporary motion picture, television and theater stage sets and scenery.
9. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches (610 mm) deep, are not greater than 5,000 gallons (18 925 L) and are

installed entirely above ground.

10. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
11. Swings and other playground equipment accessory to detached one- and two-family dwellings.
12. Window awnings in Group R-3 and U occupancies, supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.
13. Nonfixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height.

Electrical:

1. **Repairs and maintenance:** Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.
2. **Radio and television transmitting stations:** The provisions of this code shall not apply to electrical equipment used for radio and television transmissions, but do apply to equipment and wiring for a power supply and the installations of towers and antennas.
3. **Temporary testing systems:** A *permit* shall not be required for the installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.

Gas:

1. Portable heating appliance.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

Mechanical:

1. Portable heating appliance.
2. Portable ventilation equipment.
3. Portable cooling unit.
4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any part that does not alter its approval or make it unsafe.
6. Portable evaporative cooler.
7. Self-contained refrigeration system containing 10 pounds (4.54 kg) or less of refrigerant and actuated by motors of 1 horsepower (0.75 kW) or less.

Plumbing:

1. The stopping of leaks in drains, water, soil, waste or vent pipe, provided, however, that if any concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.
2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and the removal and reinstallation of water closets, provided that such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

[A]105.2.1Emergency repairs.

Where equipment replacements and repairs must be performed in an emergency situation, the permit application shall be submitted within the next working business day to the building

official.

[A]105.2.2Public service agencies.

A permit shall not be required for the installation, alteration or repair of generation, transmission, distribution or metering or other related equipment that is under the ownership and control of public service agencies by established right.

[A]105.3Application for permit.

To obtain a permit, the applicant shall first file an application therefor in writing on a form furnished by the department of building safety for that purpose. Such application shall:

1. Identify and describe the work to be covered by the permit for which application is made.
2. Describe the land on which the proposed work is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building or work.
3. Indicate the use and occupancy for which the proposed work is intended.
4. Be accompanied by construction documents and other information as required in Section 107.
5. State the valuation of the proposed work.
6. Be signed by the applicant, or the applicant's authorized agent.
7. Give such other data and information as required by the building official.

[A]105.3.1Action on application.

The building official shall examine or cause to be examined applications for permits and amendments thereto within a reasonable time after filing. If the application or the construction documents do not conform to the requirements of pertinent laws, the building official shall reject such application in writing, stating the reasons therefor. If the building official is satisfied that the proposed work conforms to the requirements of this code and laws and ordinances applicable thereto, the building official shall issue a permit therefor as soon as practicable.

[A]105.3.2Time limitation of application.

An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing and justifiable cause demonstrated. **[OSHPD 1, 1R, 2, 4 & 5]** *Time limitation shall be in accordance with the California Administrative Code, Chapter 7, Section 7-129.*

[A]105.4Validity of permit.

The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid. The issuance of a permit based on construction documents and other data shall not prevent the building official from requiring the correction of errors in the

construction documents and other data. The building official is authorized to prevent occupancy or use of a structure where in violation of this code or of any other ordinances of this jurisdiction.

[A]105.5Expiration.

Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

105.5.1Expiration.

[BSC] On or after January 1, 2019, every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 12 months after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 12 months after the time the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated. (See Health and Safety Code Section 18938.5 and 18938.6.)

[A]105.6Suspension or revocation.

The building official is authorized to suspend or revoke a permit issued under the provisions of this code wherever the permit is issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance or regulation or any of the provisions of this code.

[A]105.7Placement of permit.

The building permit or copy shall be kept on the site of the work until the completion of the project.

EXHIBIT “C”

[A]105.6Suspension or revocation.

The building official is authorized to suspend or revoke a permit issued under the provisions of this code wherever the permit is issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance or regulation or any of the provisions of this code.

EXHIBIT “D”

§ 17.024.060 BUILDING PERMIT; REQUIRED.

No person, firm or corporation shall erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish any building or structure in the town, or cause the same to be done, without first obtaining a separate building permit for each such building or structure from the building official.

(Prior Code, § 17.14.060) (Ord. 352, passed - -1973)

EXHIBIT “E”

§ 17.020.020 PURPOSE.

(A) The purpose of these regulations is to effect design review of all developments, buildings, structures, signs and other facilities constructed or modified in the Town of Fairfax, except as herein provided.

(B) The purpose of this procedure is to foster a good design character through consideration of aesthetic and functional relationships to surrounding development and in order to further enhance the town's appearance and the livability and usefulness of properties.

(Prior Code, § 17.12.020) (Ord. 352, passed - -1973 ; Am. Ord. 764, passed 2-1-2012)

EXHIBIT “F”

§ 17.020.040 DESIGN REVIEW CRITERIA.

The following criteria shall be applied in considering an application for design review approval.

(A) The proposed development shall create a well composed design, harmoniously related to other facilities in the immediate area and to the total setting as seen from hills and other key vantage points in the community.

(B) Only elements of design which have significant relationship to exterior appearance of structures and facilities shall be considered; these elements may include height, arrangement on the site, texture, material, color, signs, landscaping and appurtenances.

(C) The proposed development shall be of a quality and character appropriate to, and serving to protect the value of, private and public investments in the immediate area.

(D) The proposed development shall conform with all requirements for landscaping, screening, usable open space and the design of parking and off-street loading areas set forth in this title.

(E) Where the proposed development is located in an area where a neighborhood plan or precise plan has been adopted by the town, the design of the development shall conform in all significant respects with the plans.

(F) There shall exist sufficient variety in the design of the structures and grounds to avoid monotony in external appearance.

(G) The size and design of the structure shall be considered for the purpose of determining that the structure is in proportion to its building site and that it has a balance and unity among its external features so as to present a harmonious appearance.

(H) The extent to which the structure conforms to the general character of other structures in the vicinity insofar as the character can be ascertained and is found to be architecturally desirable.

(I) The extent to which ornamentation is to be used and the extent to which temporary and second-hand materials, or materials which are imitative of other materials, are to be used.

(J) The extent to which natural features, including trees, shrubs, creeks and rocks and the natural grade of the site are to be retained.

(K) The accessibility of off-street parking areas and the relation of parking areas with respect to traffic on adjacent streets.

(L) The reservation of landscaping areas for the purpose of separating or screening service and storage areas from the street and adjoining building sites, breaking up large expanses of paved areas, separating or screening parking lots from the street and adjoining building sites and separating building areas from paved areas to provide access from buildings to open space areas.

(M) In the case of any commercial or industrial structure, the Planning Commission shall consider its proximity to any residential district and shall consider the effect of the proposed structure upon the character and value of the adjacent residential district area.

(N) The Planning Commission and Town Council may adopt design guidelines in order to further the objectives of this section and to illustrate design criteria.

(Prior Code, § 17.12.040) (Ord. 352, passed - -1973; Am. Ord. 605, passed - -1991; Am. Ord. 764, passed 2-1-2012)

EXHIBIT “G”

§ 17.020.120 ENFORCEMENT.

In any zone, or in any instance, in which design review is required, no building permit or business license, if necessary, shall be issued unless approval of the proposed development has been granted pursuant to this procedure.

(Prior Code, § 17.12.130) (Ord. 352, passed - -1973; Am. Ord. 764, passed 2-1-2012)

EXHIBIT “H”

§ 17.024.120 APPEALS.

All decisions of the Planning Commission in proceedings for the revocation or modification may be appealed and reviewed in substantially the same manner as provided for in Chapter 17.036 of this title.

(Prior Code, § 17.14.120) (Ord. 352, passed - -1973)

EXHIBIT “I”

CHAPTER 17.036: APPEALS AND DIRECTED REFERRALS

Section

- 17.036.010 Appeals; purpose
- 17.036.020 Appeals; by whom made
- 17.036.030 Appeals; stay of proceedings
- 17.036.040 Appeals; notice of hearing
- 17.036.050 Appeals; submission of record
- 17.036.060 Appeals; action by Council
- 17.036.070 Appeals; review of Council action by courts
- 17.036.080 Appeals; filing fees
- 17.036.090 Directed referrals; purpose
- 17.036.100 Directed referrals; procedure
- 17.036.110 Directed referrals; time limit
- 17.036.120 Directed referrals; basis
- 17.036.130 Directed referrals; action by Council
- 17.036.140 Directed referral to take precedence over appeal

§ 17.036.010 APPEALS; PURPOSE.

The purpose of the appeal procedure is to provide recourse in case it is alleged that there is error in any order, requirement, permit, decision or determination made by an administrative official, advisory body or Planning Commission in the administration or enforcement of this title.

(Prior Code, § 17.20.010) (Ord. 352, passed - -1973)

§ 17.036.020 APPEALS; BY WHOM MADE.

Any person aggrieved by the action of an administrative official, advisory body or the Planning Commission, in the administration or enforcement of this title, may make verified application to the Town Clerk in the manner prescribed by the Town Council within ten days of any action that is appealed to the Town Council.

(Prior Code, § 17.20.020) (Ord. 352, passed - -1973)

§ 17.036.030 APPEALS; STAY OF PROCEEDINGS.

Application shall stay all proceedings and furtherance the action appealed from unless the officer from whom the appeal is taken certifies that a stay would, in his or her opinion, cause imminent peril to life and property.

(Prior Code, § 17.20.030) (Ord. 352, passed - -1973)

§ 17.036.040 APPEALS; NOTICE OF HEARING.

Notice of the time, place and purpose of the hearing shall be given in the same manner required for the hearing conducted by the body whose decision is the subject of the appeal.

(Prior Code, § 17.20.040) (Ord. 352, passed - -1973; Am. Ord. 628, passed - -1994)

§ 17.036.050 APPEALS; SUBMISSION OF RECORD.

A full record, in writing, shall be submitted by the officer or body whose action is appealed, setting forth the reasons for action taken.

(Prior Code, § 17.20.050) (Ord. 352, passed - -1973)

§ 17.036.060 APPEALS; ACTION BY COUNCIL.

The Council may, within the terms of this title, affirm, reverse or modify the action appealed as it deems just and equitable and the Council may exercise all rights of any other officer or Planning Commission in acting upon the matter appealed. The Council may conduct a de novo hearing on the entire pending application and shall not be limited to a consideration of the grounds set forth in the appeal application. Except as otherwise provided by law, a tie-vote of the Town Council, which is not followed by a continuance of the matter for further consideration, shall be deemed a denial of the pending application.

(Prior Code, § 17.20.060) (Ord. 352, passed - -1973; Am. Ord. 563, passed - -1987; Am. Ord. 650, passed - -1996)

§ 17.036.070 APPEALS; REVIEW OF COUNCIL ACTION BY COURTS.

Action of the Town Council may be reviewed by courts having jurisdiction.

(Prior Code, § 17.20.070) (Ord. 352, passed - -1973)

§ 17.036.080 APPEALS; FILING FEES.

The filing fee for any planning action provided by ordinance, for which no fee is currently established, shall be paid according to a schedule adopted by resolution of the Town Council.

(Prior Code, § 17.20.080) (Ord. 352, passed - -1973; Am. Ord. 443, passed - -1978)

§ 17.036.090 DIRECTED REFERRALS; PURPOSE.

(A) Sections 17.036.090 through 17.036.130 are established to permit the Town Council to assume jurisdiction on applications where action has been taken and is normally final at a lesser level of authority.

(B) The sections are intended to be used as an additional safeguard to avoid results inconsistent with the purposes of Title 17.

(Prior Code, § 17.20.090) (Ord. 352, passed - -1973; Am. Ord. 513, passed - -1984; Am. Ord. 793, passed 6-3-2015)

§ 17.036.100 DIRECTED REFERRALS; PROCEDURE.

In exercising the authority granted by §§ 17.036.090 through 17.036.130, a written directive, signed by at least one Council member, must be submitted to the Town Manager. The form shall be prescribed by the Town Clerk. No fee shall be required.

(Prior Code, § 17.20.100) (Ord. 352, passed - -1973; Am. Ord. 513, passed - -1984; Am. Ord. 793, passed 6-3-2015)

§ 17.036.110 DIRECTED REFERRALS; TIME LIMIT.

Directed referral action must be exercised within the established time limits for appeals for a particular action or, in the case where no time limit for appeal is specified, within ten working days of the action being referred.

(Prior Code, § 17.20.110) (Ord. 352, passed - -1973; Am. Ord. 513, passed - -1984)

§ 17.036.120 DIRECTED REFERRALS; BASIS.

In directing that an action be referred to the Town Council, there shall be a presumption applied that the reason for the directive is that the action has significant and material effects on the quality of life within the town. No inference of bias shall be presumed due to such a request for review being made by one or more Council members.

(Prior Code, § 17.20.120) (Ord. 352, passed - -1973; Am. Ord. 513, passed - -1984; Am. Ord. 793, passed 6-3-2015)

§ 17.036.130 DIRECTED REFERRALS; ACTION BY COUNCIL.

(A) Any action brought before the Town Council by the directed referral process is before the Council in a state of full review. The Council may conduct a de novo hearing on the pending application. All alternatives available to the primary authority are also available to the Council such that approval, approval with conditions or denial action may be taken by the Council.

(B) Except as otherwise provided by law, a tie-vote of the Town Council shall be deemed a denial of the pending application.

(Prior Code, § 17.20.130) (Ord. 352, passed - -1973; Am. Ord. 513, passed - -1984; Am. Ord. 650, passed - -1996; Am. Ord. 793, passed 6-3-2015)

§ 17.036.140 DIRECTED REFERRAL TO TAKE PRECEDENCE OVER APPEAL.

Where an action is appealed and a directed review is called, the directed review procedure shall take precedence and the appeal shall be void; i.e., where a plan review action is appealed and a directed review is called the directed review shall be heard by the Town Council.

(Prior Code, § 17.20.140) (Ord. 352, passed - -1973; Am. Ord. 513, passed - -1984)

EXHIBIT “J”

SECTION 1.8.8 APPEALS BOARD

1.8.8.1 General.

Every city, county, or city and county shall establish a process to hear and decide appeals of orders, decisions and determinations made by the enforcing agency relative to the application and interpretation of this code and other regulations governing construction, use, maintenance and change of occupancy. The governing body of any city, county, or city and county may establish a local appeals board and a housing appeals board to serve this purpose. Members of the appeals board(s) shall not be employees of the enforcing agency and shall be knowledgeable in the applicable building codes, regulations and ordinances as determined by the governing body of the city, county, or city and county.

Where no such appeals boards or agencies have been established, the governing body of the city, county, or city and county shall serve as the local appeals board or housing appeals board as specified in California Health and Safety Code Sections 17920.5 and 17920.6.

1.8.8.2 Definitions.

The following terms shall for the purposes of this section have the meaning shown.

HOUSING APPEALS BOARD.

The board or agency of a city, county, or city and county which is authorized by the governing body of the city, county, or city and county to hear appeals regarding the requirements of the city, county, or city and county relating to the use, maintenance and change of occupancy of buildings and structures, including requirements governing alteration, additions, repair, demolition and moving. In any area in which there is no such board or agency, "Housing appeals board" means the local appeals board having jurisdiction over the area.

LOCAL APPEALS BOARD.

The board or agency of a city, county, or city and county which is authorized by the governing body of the city, county, or city and county to hear appeals regarding the building requirements of the city, county, or city and county. In any area in which there is no such board or agency, "Local appeals board" means the governing body of the city, county, or city and county having jurisdiction over the area.

1.8.8.3 Appeals.

Except as otherwise provided in law, any person, firm or corporation adversely affected by a decision, order or determination by a city, county, or city and county relating to the application of building standards published in the California Building Standards Code, or any other applicable rule or regulation adopted by the Department of Housing and Community Development, or any lawfully enacted ordinance by a city, county, or city and county, may appeal the issue for resolution to the local appeals board or housing appeals board as appropriate.

The local appeals board shall hear appeals relating to new building construction and the housing appeals board shall hear appeals relating to existing buildings.

EXHIBIT “K”

SECTION 113 MEANS OF APPEALS

[A]113.1 General.

In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals shall be appointed by the applicable governing authority and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the building official.

[A]113.2 Limitations on authority.

An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equivalent or better form of construction is proposed. The board shall not have authority to waive requirements of this code or interpret the administration of this code.

[A]113.3 Qualifications.

The board of appeals shall consist of members who are qualified by experience and training to pass on matters pertaining to building construction and are not employees of the jurisdiction.

[A]113.4 Administration.

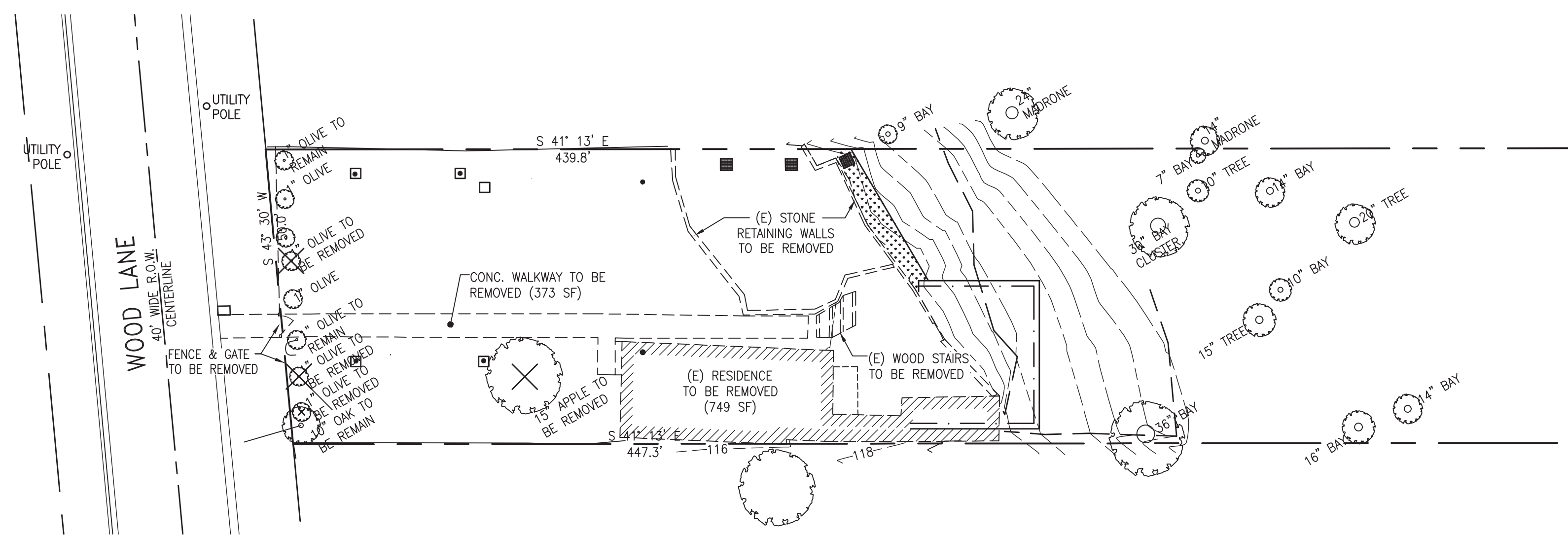
The building official shall take immediate action in accordance with the decision of the board.

EXHIBIT “L”

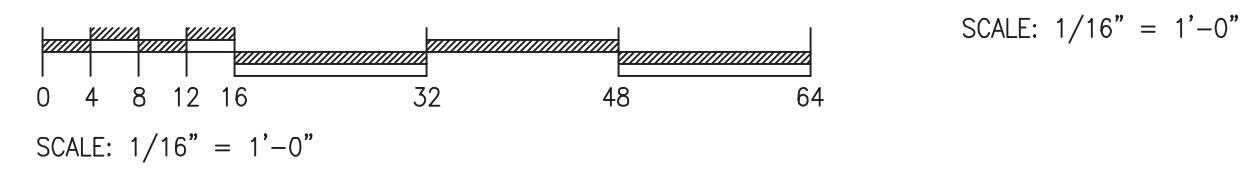
[A]107.4 Amended construction documents.

Work shall be installed in accordance with the approved construction documents, and any changes made during construction that are not in compliance with the approved construction documents shall be resubmitted for approval as an amended set of construction documents

EXHIBIT “M”



3 SITE DEMOLITION PLAN
A1



PROJECT DATA

ASSESSORS PARCEL NUMBER	002-062-03
ZONING	RS-6 - SINGLE FAMILY RESIDENTIAL
OCCUPANCY	R-3 - RESIDENTIAL
CONSTRUCTION TYPE	TYPE VB - SPRINKLERED
SITE AREA (FROM ASSESSOR RECORDS)	22,150 SF
AVERAGE SLOPE (FROM MARIN MAP):	42.13 %
FLOOR AREA - MAIN RESIDENCE	
LOWER FLOOR	1,415 SF
UPPER FLOOR	793 SF
TOTAL	2,208 SF
FLOOR AREA - ACCESSORY DWELLING UNIT	
UPPER FLOOR (56 SF STAIRWAY SUBTRACTED)	500 SF
FLOOR AREA - ADDITIONAL SPACES	
BASEMENT AT MAIN RESIDENCE	469 SF
GARAGE	400 SF
FLOOR AREA RATIO PROPOSED	2,208 SF + 500 SF = 12.23 %
22,150 SF	
FLOOR AREA ALLOWED	22,150 SF x 0.40 = 8,860 (TOWN CODE MAX. 3,500)
LOT COVERAGE	
HOUSE	1,415 SF
GARAGE/ADU	900 SF
PORCH/ STAIRS	238 SF
TOTAL	2,553 SF
LOT COVERAGE PROPOSED	2,553 SF = 11.53 %
22,150 SF	
LOT COVERAGE ALLOWED	22,150 SF x 0.35 = 7,752 SF
BUILDING HEIGHT PROPOSED	23'-2"
BUILDING HEIGHT ALLOWED	28'-6"

GENERAL NOTES

- ALL NEW CONSTRUCTION SHALL COMPLY WITH:
 - 2019 EDITION OF THE CALIFORNIA RESIDENTIAL CODE.
 - 2019 EDITION OF THE CALIFORNIA BUILDING CODE.
 - 2019 EDITION OF THE CALIFORNIA ELECTRICAL CODE.
 - 2019 EDITION OF THE CALIFORNIA MECHANICAL CODE.
 - 2019 EDITION OF THE CALIFORNIA PLUMBING CODE.
 - 2019 EDITION OF THE CALIFORNIA FIRE CODE.
 - 2019 EDITION OF THE CALIFORNIA ENERGY CODE.
 - 2019 EDITION OF THE CALIFORNIA TITLE 24 ENERGY EFFICIENCY STANDARDS.
 - 2019 EDITION OF THE CALIFORNIA GREEN BUILDING STANDARDS.
 - ALL OTHER LOCAL CODES AND ORDINANCES ADOPTED BY TOWN OF FAIRFAX.
- A COMPLETE PROJECT IS INTENDED, THE BUILDING IS TO BE READY FOR OCCUPANCY WHEN COMPLETED.
- THE GENERAL CONDITIONS OF CONTRACT FOR CONSTRUCTION (A.I.A. LATEST EDITION) ARE PART OF THESE CONTRACT DOCUMENTS. A COPY IS ON FILE IN THE ARCHITECT'S OFFICE.
- VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD. DO NOT SCALE THESE DRAWINGS; DIMENSIONS TAKE PRECEDENCE. THESE CONSTRUCTION DOCUMENTS AND THE CONDITIONS ON THE SITE SHALL BE THOROUGHLY REVIEWED BY THE CONTRACTOR AND ANY DISCREPANCIES IN THESE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT PRIOR TO ANY WORK.
- THE PROJECT IS LOCATED IN A WUI ZONE. SEE WILDLAND-URBAN INTERFACE AREA NOTES ON THESE SETS OF PLANS.
- TOWN ORDINANCE REQUIRES ALL ELECTRIC CONSTRUCTION. AN ELECTRICAL HEATING SYSTEM AND ELECTRIC APPLIANCES ARE REQUIRED.

SCOPE OF WORK

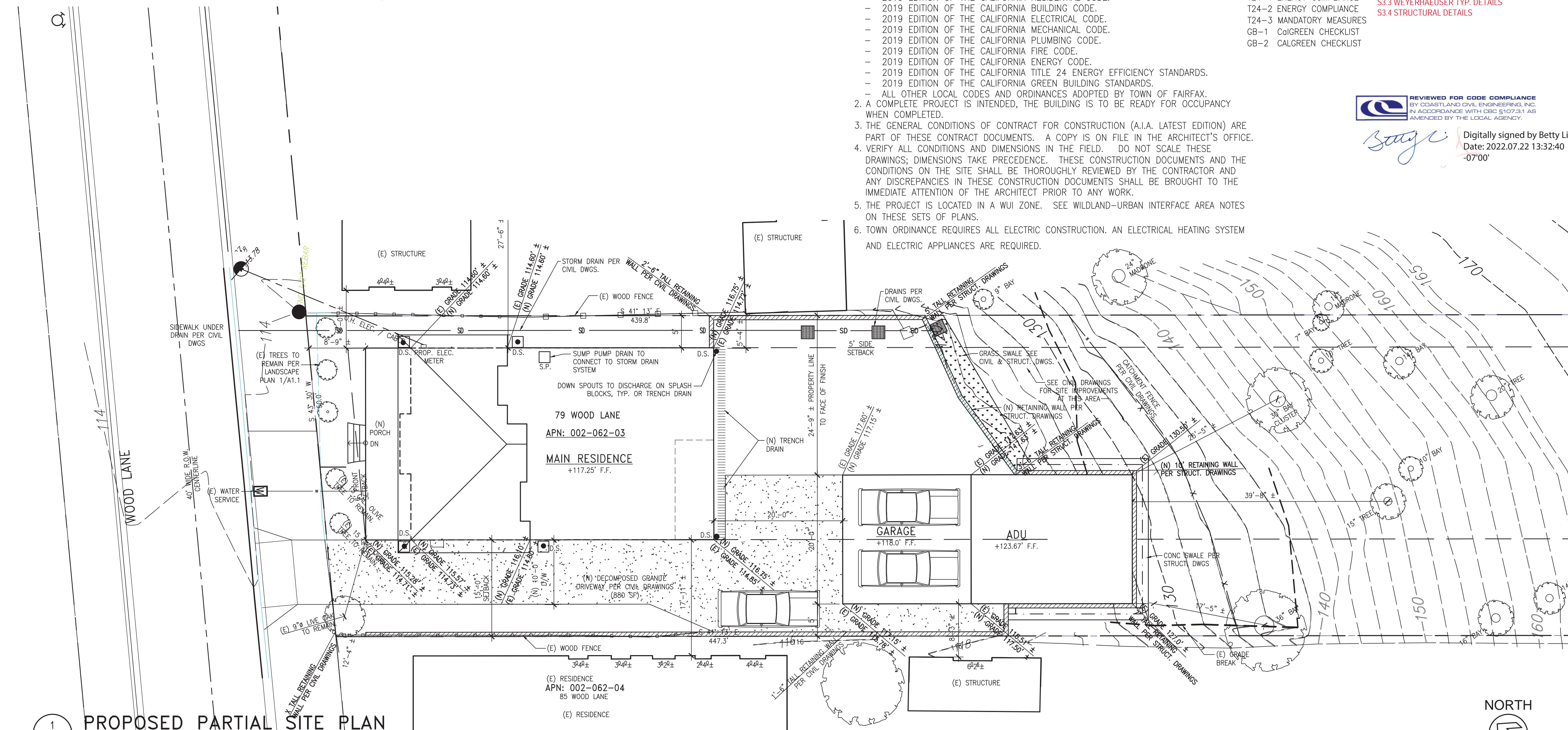
- DEMOLISH EXISTING RESIDENCE ON SITE.
- CONSTRUCTION OF NEW TWO-STORY MAIN RESIDENCE.
- CONSTRUCTION OF NEW DETACHED GARAGE W/ ACCESSORY DWELLING UNIT.
- NEW REAR RETAINING WALLS.

DRAWING INDEX

- A1.0 PROPOSED PARTIAL SITE PLAN, SITE DEMOLITION PLAN, PROJECT DATA
- A1.1 CONCEPTUAL LANDSCAPING AND VEGETATION MANAGEMENT PLAN
- A1.2A CONDITIONS OF APPROVAL
- A1.2B CONDITIONS OF APPROVAL
- RECORD OF SURVEY
- 1 CIVIL SITE PLAN
- 2 EROSION CONTROL PLAN AND DETAILS
- 3 BEST PRACTICES
- A2.1 MAIN FLOOR/ BASEMENT PLANS
- A2.2 UPPER FLOOR/ GARAGE/ ADU PLANS
- A2.3 MAIN FLOOR/ ELECTRICAL PLANS
- A2.4 UPPER FLOOR/ GARAGE/ ADU ELECTRICAL PLANS
- A3.1 EXTERIOR ELEVATIONS
- A3.2 EXTERIOR ELEVATIONS
- A4.1 BUILDING SECTIONS/ DETAILS
- A4.2 BUILDING SECTIONS/ DETAILS
- S1.0 STRUCTURAL GENERAL NOTES
- S1.1 STRUCTURAL TYPICAL DETAILS
- S1.2 STRUCTURAL TYPICAL DETAILS
- S1.3 STRUCTURAL TYPICAL DETAILS
- S2.0 FOUNDATION PLAN
- S2.1 MAIN FLOOR FRAMING PLAN
- S2.2 UPPER FLOOR FRAMING
- S2.3 ROOF FRAMING
- S3.0 STRUCTURAL DETAILS
- S3.1 STRUCTURAL DETAILS
- T24-1 ENERGY COMPLIANCE
- T24-2 ENERGY COMPLIANCE
- T24-3 MANDATORY MEASURES
- GB-1 CalGREEN CHECKLIST
- GB-2 CALGREEN CHECKLIST

REVIEWED FOR CODE COMPLIANCE BY OOSTLAND CIVIL ENGINEERING, INC. IN ACCORDANCE WITH CBC §107.3.1 AS AMENDED BY THE LOCAL AGENCY.

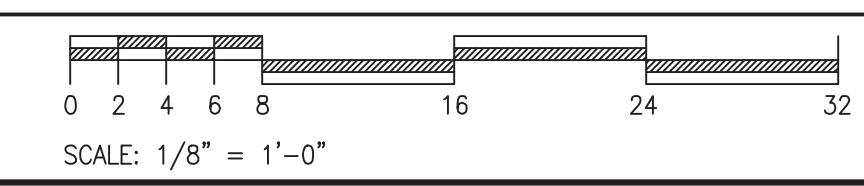
Digitally signed by Betty Li
Date: 2022.07.22 13:32:40 -0700



1 PROPOSED PARTIAL SITE PLAN
A1

NOTE: BASED ON SURVEY AND CIVIL DRAWINGS PREPARED BY: ILS ASSOCIATES, INC. NOVATO DATED NOV. 10, 2021.
NO KNOWN EASEMENTS ON THE PROPERTY.

NOTE: ADJACENT STRUCTURES AND WINDOW SIZES BASED ON VISUAL INSPECTION AND MARIN MAP.



ARCHITECTS
FREDRIC C. DIVINE ASSOCIATES
1924 FOURTH ST., SAN RAFAEL, CA 94901
Phone: (415) 457-0220 Fax: (415) 454-9581

PROPOSED PARTIAL SITE PLAN,
SITE DEMOLITION PLAN
PROJECT DATA

Revisions	03-17-2022
PERMIT SUBMITTAL	04-06-2022
REVISED PERMIT SUBMITTAL	06-23-2022
PLAN CHECK COMMENTS	
Date:	06-20-2022
Scale:	As Noted
Drawn:	LSK
Job #	19049.00
Prototype	DIVINE

A1

LANDSCAPE PLAN KEY NOTES

- 1 (N) 24" SQ. CONC. PAVERS, SPACING AS NOTED ON PLAN.
- 2 (N) CONC. CURB CUT AND RAMP PER CIVIL DRAWINGS.
- 3 (N) DECOMPOSED GRANITE DRIVEWAY PER CIVIL DRAWINGS.
- 4 (N) PEBBLE GROUND COVER, SHOWN HATCHED.

PLANT SCHEDULE

	BOTANICAL / COMMON NAME	QTY.	SIZE	FIRE RESISTANT	PLANT TYPE	REMARKS
1	PHYLLODENDRON = KARUWA	ROLLS/PLUGS	ROLLS/PLUGS	GROUND COVER	GROUND COVER	HEIGHT 1"
2	OLEA EUROPEA 'MAJESTIC BEAUTY' / MAJESTIC BEAUTY FRUITLESS OLIVE	3 EXIST	(EXIST)	YES	TREE	HEIGHT 12-25', WIDTH 12-25'
C	COLEONEMA PULCHELLUM / PINK BREATH OF HEAVEN	19	1 GAL.	YES	SHRUB	HEIGHT 3', WIDTH 3'
H	HEMEROCALLIS HYBRIDS / DAYLILY HYBRIDS	22	1 GAL.	YES	PERENNIAL	HEIGHT 3', WIDTH 3'
A	ARBUTUS 'MARINA' / MARINA STRAWBERRY TREE	5	15 GAL.	YES	TREE	HEIGHT 12-25', WIDTH 12-25'
T	TRACHELOSPERMUM JASMINOIDES / STAR JASMINE	4	5 GAL.	YES	VINE	HEIGHT 12-25', WIDTH 3-6'

NOTE: SHRUBS SHALL BE SPACED SO THAT NO CONTINUITY EXISTS BETWEEN THE GROUND FUELS AND TREE CROWNS, SUCH THAT A GROUND FIRE WILL NOT EXTEND INTO THE TREE CANOPY.

NOTE: TREES SHALL BE PLANTED SUCH THAT WHEN MATURE, THEIR CROWNS WILL BE SEPARATED BY AT LEAST 10 FEET. ADD AN ADDITIONAL FIVE FEET FOR EVERY TEN PERCENT (10%) INCREASE IN SLOPE. EXISTING TREES MAY BE THINNED AND/OR REMOVED DEPENDING ON THEIR CONFIGURATION AND DISTANCE FROM THE STRUCTURE(S).

NOTE: SEPARATE INDIVIDUAL SHRUB CROWNS BY AT LEAST TWO TIMES THE HEIGHT, OR CLUMP SHRUBS INTO ISLANDS OF NO GREATER THAN 18 FEET DIAMETER. SEPARATE THE ISLANDS BY A DISTANCE OF NO LESS THAN TWO TIMES THE CANOPY HEIGHT.

VEGETATION MANAGEMENT PLAN

EXISTING CONDITIONS 0-5' ZONE

The front portion of the lot is fairly flat with a slope less than 10%. A 9" diameter oak tree is located at the southwest corner of the property and will need to be removed to accommodate new driveway. There are newly planted olive trees located near the existing fence along the front property line.

EXISTING CONDITIONS 5-30' ZONE

The existing conditions within this portion of the site consist of hardscape sidewalks, patios, and natural grasses. This portion of the lot is fairly flat with a slope less than 10%.

EXISTING CONDITIONS 30-100' ZONE

The existing conditions within this portion of the site consist of hardscape sidewalks, patios, and natural grasses. An existing cottage will be removed and replaced with a new garage/ accessory dwelling unit. This portion of the lot is fairly flat with a slope less than 10%.

PROPOSED MANAGEMENT Zone 0 (0-5' from structures)

- A. New ornamental landscaping to be installed within front yard of new residence. Planted areas will be weeded and dead leaves removed.
- B. Any existing trees to remain will be limbed up to 10' and dead wood removed.
- C. Use only inorganic, non-combustible mulch such as stone or gravel. Composted mulch and large bark/ chips (greater than 1/2" diameter may be acceptable).
- D. Clean all fallen leaves and needles regularly. Repeat more often during fire season.
- E. Do not store firewood, lumber, or combustible materials within this zone. Especially under decks or building overhangs. Stored combustibles should be moved inside, or at least 30'-0" away from structures.
- F. Use only inorganic, non-combustible mulch such as stone or gravel. Composted mulch and large bark/ chips (greater than 1/2" diameter may be acceptable.)
- G. No combustible outdoor furniture should be placed in this zone. Replace with metal or non-combustible types.
- H. No jute or fiber door mats should be placed in this zone. Replace with heavy rubber or metal grates.
- I. No combustible materials including garbage and recycling containers, lumber, trash, and patio accessories should be placed in this zone.

PROPOSED MANAGEMENT Zone 1 (5-30' from structures)

- A. Remove all dead plants, grass, and weeds (vegetation).
- B. Remove dead or dry leaves and needles from your yard, roof and rain gutters. Repeat more often during fire season.
- C. Trim trees regularly to keep branches a minimum of 10' from other trees.
- D. Remove branches that hang over roofs and keep dead branches 10' away from chimneys.
- E. Remove vegetation and items that could catch fire from around and under decks.
- F. Remove fire-prone plants and replace with only fire-resistant varieties. Irrigate regularly.
- G. Remove limbs to a height of 10' above the ground (or 1/3 the height of the tree) to provide clearance and to eliminate a "fire ladder."
- H. Use only inorganic, non-combustible mulch such as stone or gravel. Composted mulch and large bark/ chips (greater than 1/2" diameter may be acceptable.)

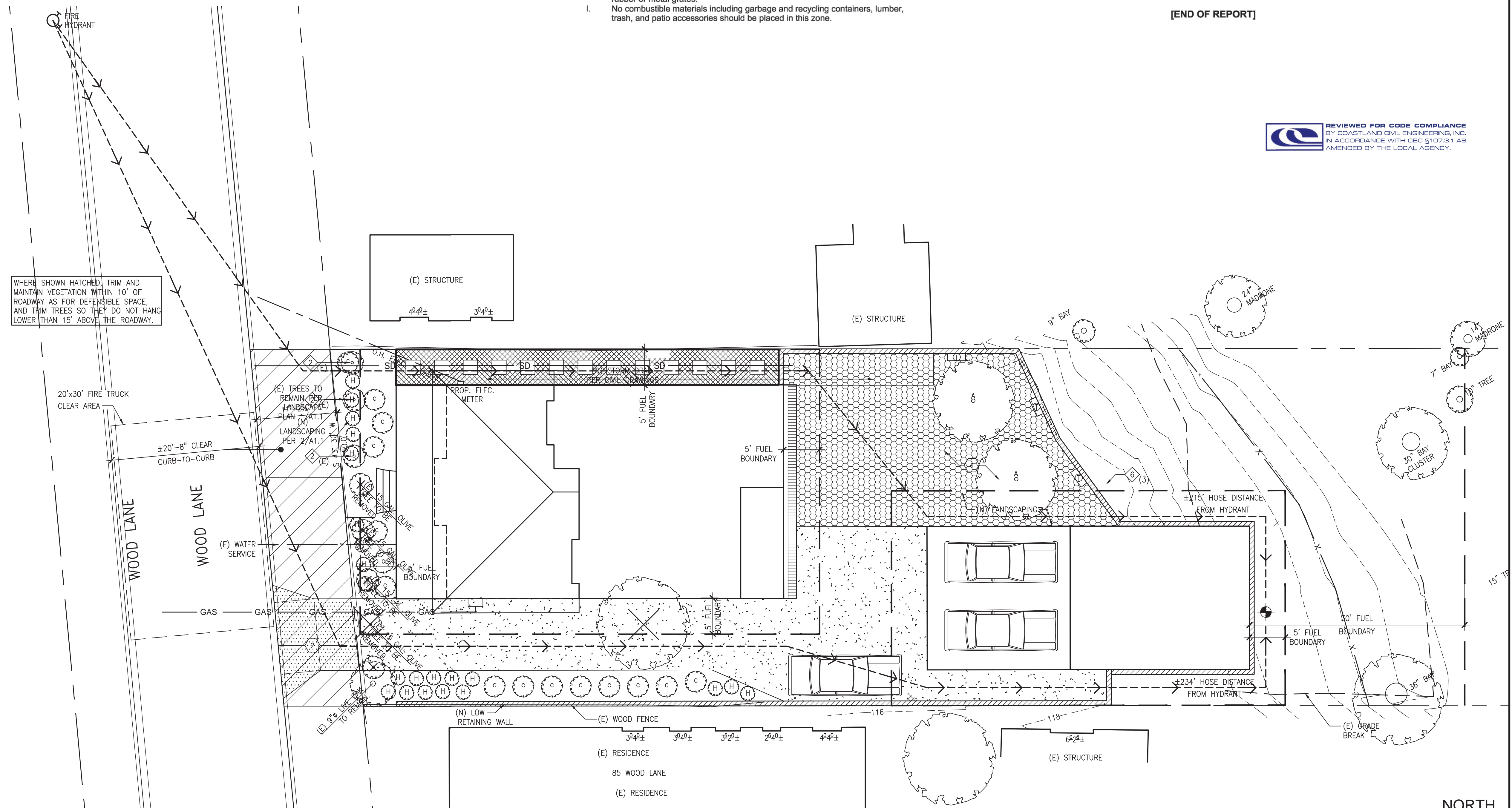
PROPOSED MANAGEMENT Zone 2 (30'-100' from structures)

- A. Cut or mow annual grass down to a maximum height of 4 inches.
- B. Create horizontal spacing between shrubs, trees and vertical spacing between grass, shrubs, and trees.
- C. Remove fallen leaves, needles, twigs, bark, cones, and small branches. However, these may be permitted to a depth of 3 inches if erosion control is an issue.

PROPOSED MANAGEMENT ACCESS ZONE (Zone 3) (10' FROM ROADWAYS AND DRIVEWAYS)

- A. Trim and maintain vegetation within 10 feet of roadways as for defensible space. Trim trees so they do not hang lower than 15 feet above the roadway.
- B. Plantings shall be fire resistant and shall not extend within 14'-0" vertical.
- C. All landscaping shall meet the requirements for Zone 2 as stated above.

[END OF REPORT]



1
A1.1

CONCEPTUAL LANDSCAPING AND VEGETATION MANAGEMENT PLAN

SCALE: 1/8" = 1'-0"



ARCHITECTS
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 Phone: (415) 457-0220 Fax: (415) 454-9581

NEW RESIDENCE AND ADU
 79 WOOD LANE
 FAIRFAX, CA 94930
 APN: 002-062-03
 FOR: COBT FRIEDMAN

SITE DEMOLITION PLAN,
 CONCEPTUAL LANDSCAPE AND
 VEGETATION MANAGEMENT PLAN

Revisions	Date	Description
12-09-2020	12-09-2020	PLANNING SUBMITTAL
03-03-2021	03-03-2021	PLANNING COMMENTS
07-01-2021	07-01-2021	PLANNING COMMENTS
07-19-2021	07-19-2021	PROJECT DATA CORRECTION
10-07-2021	10-07-2021	PLANNING COMMISSION COMMENTS

Date: 10-07-2021
 Scale: As Noted
 Drawn: LSK/MP
 Job #: 19049.00
 Prototype: DIVINE

A1.1

RESOLUTION NO. 2022-01

A Resolution of The Fairfax Planning Commission Conditionally Approving Application No. 21-17 for a Hill Area Residential Development Permit, Design Review Permit, Excavation Permit, and Tree Removal Permit and a Minimum and Combined Side-yard Setback and Retaining Wall Height Variance for a Residence at 79 Wood Lane

WHEREAS, the Town of Fairfax received an application from Coby Friedman and the Jacob Friedman Trust to build a two-story, 2,639 square-foot, two-story structure (house and accessory dwelling unit) with a partially below-ground basement and a 450 square-foot, one car detached garage on July 6, 2021; and

WHEREAS, after holding a duly noticed public hearing on August 19, 2021, on the project plans and design which included a main structure that reached 28 feet in height, the Commission continued the hearing and gave the applicant direction to decrease the height of the structure and to make other design changes to the project plans; and

WHEREAS, after holding a second hearing on a revised project for a 2,210 square foot residence that was reduced to approximately 23 feet in height with a detached 900 square foot two car garage/ADU on January 20, 2022, the Planning Commission determined that the modified project complies with the Hill Area Residential Development Overlay Ordinance, the Design Review Ordinance and the Excavation Ordinance and that findings can be made to grant the requested Minimum and Combined Side Yard Setback and Retaining Wall Height Variances- and the Tree Removal Permit; and

WHEREAS, the Commission has made the following findings:

The project is consistent with the 2010-2030 Fairfax General Plan as follows:

Policy LU-1.2.3: New and renewed development shall be designed and located to minimize the visual mass. The Town will require exterior materials and colors that blend the exterior appearance of structures with the surrounding natural landscape, allowing for architectural diversity.

Policy LU-4.1.4: New and renewed development shall be designed to minimize run-off in a manner that does not cause undue hardship on neighboring properties.

Policy LU-7.1.5: New and renewed residential development shall preserve and enhance the existing character of the Town's neighborhoods in diversity, architectural character, size, and mass.

Policy LU-7.2.2: to the extent feasible natural features including the existing grade, mature trees and vegetation shall be preserved for new and renewed development.

Hill Area Residential Development (Town Code § 17.072.110)

- 1. The proposed development is consistent with the General Plan (see above) and consistent with the purpose and intent of the Zoning Ordinance, Title 17, of the Fairfax Town Code.
2. The site planning preserves identified natural features as much as possible while also complying with other agency and department regulations.
3. Based on the soils report findings, the site can be developed without geologic, hydrologic or seismic hazards;
4. Vehicular access and parking are adequate.
5. The proposed development harmonizes with the surrounding residential development, meets the design review criteria and does not result in the deterioration of significant view corridors.

Design Review (Town Code § 17.020.040)

The craftsman architecture, with the second story stepped back from the street facade and the large porch at the front, subject to the minor window changes to the east and west sides of the structure included as a condition below (modifying the windows on the east and west sides of the structure with clerestory windows/obscured glass windows) complies with the Design Review Criteria set forth in Town Code § 17.020.040.

Excavation Permit (Town Code § 12.20.080(B)(1 through 7)

The excavation permit will result in the excavation of 130 cubic yards of material, the filling of 125 cubic yards of material, and the off-haul of five cubic yards of material. These amounts are the minimum necessary to allow development of the site while also protecting the site and the neighboring properties from increased drainage and soil stability impacts. The excavation permit can be approved based on the following findings:

The health, welfare and safety of the public will not be adversely affected by the project;

- 1. Adjacent properties are adequately protected by project investigation and design from geologic hazards as a result of the work.
2. Adjacent properties are adequately protected by project design from drainage and erosion problems as a result of the work.
3. The amount of excavation or fill proposed is not more than is required to allow the property owner substantial use of his or her property.

- 4. The visual and scenic enjoyment of the area by others will not be adversely affected by the project more than is necessary.
5. Natural landscaping will not be removed by the project more than is necessary.
6. Town Code § 17.072.090(C)(4) prohibits initial grading during the raining season from October 1st through April 1st. Therefore, the time of year during which construction will take place is such that work will not result in excessive siltation from storm runoff nor prolonged exposure of unstable excavated slopes.

Minimum and Combined Side-Yard Setback Variance (Town Code § 17.028.070)

- 1. The narrow 50-foot width of the site, the small amount of level site area at the front of the property and the steep 42% slope of the rear of the site, are the site features that, if the combined 20 foot side yard setback and the prohibition of parking in the side setbacks were strictly enforced, would deprive the applicant of privileges enjoyed by other property owners in the vicinity and under identical zone classification (RS 6).
2. There are other properties in the vicinity with residences and parking and structures located within the required minimum and combined side-yard setback area and the proposed garage and house individually meet the both the minimum and combined required side-yard setbacks. Therefore, the granting of this variance will not be a grant of special privilege.
3. The strict application of the combined side-yard setback would result in unreasonable hardship for the applicant.
4. The granting of the variance will not be detrimental to the public welfare or injurious to other property in the vicinity in which the property is situated.

Tree Removal

The trees proposed for removal (one apple tree and one olive tree) are in compliance with all the considerations listed in Town Code 8.38.060(B)(1 through 7) of the Tree Ordinance, Town Code Chapter 8.36. The heritage Live Oak tree at the northwest corner of the site is to be retained.

WHEREAS, the Commission has approved the project subject to the applicant's compliance with the following conditions:

The project is approved based on the following plans and reports:

- 1. The architectural plans by Laura Kehrlein, Frederic C. Divine Associates, dated 10/7/21, the record of survey dated 9/2018, the site plan dated 11/10/21 and the

erosion control plan dated 11/10/21 by ILS Associates, Inc. Civil Engineering and Land surveyors, the geotechnical report by Herzog Geotechnical Consulting Engineers dated 2/25/18 and the drainage analysis by ILS Associates Inc. Civil Engineering and Land Surveying dated 11/15/21, except as amended as follows:
a. The windows on the east and west sides of the structure shall be modified so that they are non-operable and feature obscured glass.

- 2. Prior to issuance of any of the building permits for the project the applicant or his assigns shall:
a) Submit an amended construction plan to the Public Works Department for their approval. The amended plan shall include but is not limited to the following:
I. Construction delivery routes approved by the Department of Public Works.
II. Construction schedule (deliveries, worker hours, etc.)
III. Notification to area residents
IV. Emergency access routes
V. Construction worker staging area
3. The applicant shall prepare, and file with the Public Works Director, a video of the roadway conditions on the public construction delivery routes (routes to be pre-approved by Public Works Director).
4. Submit a cash deposit, bond, or letter of credit to the Town in an amount that will cover the cost of grading, weatherization, and repair of possible damage to public roadways. The applicant shall submit contractor's estimates for any grading, site weatherization and improvement plan for approval by the Town Engineer. Upon approval of the contract costs, the applicant shall submit a cash deposit, bond or letter of credit equaling 100% of the estimated construction costs.
5. The foundation and retaining elements shall be designed by a structural engineer certified as such in the state of California. Plans and calculations of the foundation and retaining elements shall be stamped and signed by the structural engineer and submitted to the satisfaction of the Town Structural Engineer.
6. The grading, foundation, retaining, and drainage elements shall also be stamped and signed by the project geotechnical engineer as conforming to the recommendations made by the project Geotechnical Engineer.
7. Prior to submittal of the building permit plans, the applicant shall secure written approval from the Ross Valley Fire Authority, Marin Municipal Water District and the Ross Valley Sanitary District noting the development conformance with their recommendations.
8. Submit 3 copies of the recorded record of survey with the building permit plans.



- 9. All retaining walls that are visible from the street and are constructed of concrete shall be heavily textured or colored in a manner approved by the planning staff prior to issuance of the building permit. This condition is intended to mitigate the visual impact of the proposed walls.
10. Prior to the removal of any trees not approved by the Planning Commission through this action, the applicant shall secure a tree cutting permit, if required, from the Fairfax Tree Committee prior to removal of any on-site trees subject to a permit under Town Code Chapter 8.36. To further minimize impacts on trees and significant vegetation, the applicant shall submit plans for any utility installation (including sewer, water and drainage) which incorporates the services of an ISA certified arborist to prune and treat trees having roots 2 inches or more in diameter that are disturbed during the construction, excavation or trenching operations. Tree root protection measures may include meandering the line, check dams, rip rap, hand trenching, soil evaluation and diversion dams.
11. During the construction process the following shall be required:
a) The geotechnical engineer and the project arborist shall be on-site during the grading process and both shall submit written certification to the Town Staff that the grading and tree protection measures have been completed as recommended prior to installation of foundation and/or retaining forms and drainage improvements, piers and supply lines.
b) Prior to the concrete form inspection by the building official, the geotechnical and structural engineers shall field check the forms of the foundations and retaining elements and provide written certification to the Town staff that the work to this point has been completed in conformance with their recommendations and the approved building plans.
c) The Building Official shall field check the concrete forms prior to the pour.
d) All construction-related vehicles including equipment delivery, cement trucks and construction materials shall always be situated off the travel lane of the adjacent public right-of-way. This condition may be waived by the Building Official on a case-by-case basis with prior notification from the project sponsor.
e) Any proposed temporary closures of a public right-of-way shall require prior approval by the Fairfax Police Department and any necessary traffic control, signage or public notification shall be the responsibility of the applicant or his/her assigns. Any violation of this provision will result in a stop work order being placed on the property and issuance of a citation.
12. Prior to issuance of an occupancy permit the following shall be completed:
a) The geotechnical engineer shall field check the completed project and submit

- written certification to the Town Staff that the foundation, retaining, grading and drainage elements have been installed in conformance with the approved building plans and the recommendations of the soils report. Additionally, the project engineer shall review the construction schedule and plans at each phase of the project construction to determine the best order for each phase to occur including the hillside retention/drainage phases.
b) The Planning Department and Town Engineer shall field check the completed project to verify that all and planning commission conditions and required engineering improvements have been compiled including installation of landscaping and irrigation prior to issuance of the certificate of occupancy. The Planning Department and the Town Engineer shall also review the construction schedule and plans at each phase of the project construction to determine the best order for each phase to occur including the hillside retention/drainage phases.
13. Excavation shall not occur between October 1st and April 1st of any year. The Town Engineer has the authority to waive this condition depending upon the weather.
14. The roadways shall be kept free of dust, gravel, and other construction materials by sweeping them, daily, if necessary.
15. Any changes, modifications, additions, or alterations made to the approved set of plans will require a modification of Application # 21-17. Modifications that do not significantly change the project, the project design or the approved discretionary permits may be approved by the Planning Director. Any construction based on job plans that have been altered without the benefit of an approved modification of Application 21-17 will result in the job being immediately stopped and red tagged.
16. Any damages to the public portions of Pacheco Avenue, Bolinas Road, Porteoque Avenue or Wood Lane or other public roadway used to access the site resulting from construction activities shall be the responsibility of the property owner.
17. The applicant and its heirs, successors, and assigns shall, at its sole cost and expense, defend with counsel selected by the Town, indemnify, protect, release, and hold harmless the Town of Fairfax and any agency or instrumentality thereof, including its agents, officers, commissions, and employees (the "Indemnitees") from any and all claims, actions, or proceedings arising out of or in any way relating to the processing and/or approval of the project as described herein, the purpose of which is to attack, set aside, void, or annul the approval of the project, and/or any environmental determination that accompanies it, by the Planning Commission, Town Council or Planning Director or any other department or agency of the Town. This indemnification shall include, but not be limited to, suits, damages, judgments, costs, expenses, liens, levies, attorney

- fees or expert witness fees that may be asserted or incurred by any person or entity, including the applicant, third parties and the Indemnitees, arising out of or in connection with the approval of this project, whether or not there is concurrent, passive, or active negligence on the part of the Indemnitees. Nothing herein shall prohibit the Town from participating in the defense of any claim, action, or proceeding. The parties shall use best efforts, acting in good faith, to select mutually agreeable defense counsel. If the parties cannot reach agreement, the Town may select its own legal counsel and the applicant agrees to pay directly, or timely reimburse on a monthly basis, the Town for all such court costs, attorney fees, and time referenced herein, provided, however, that the applicant's duty in this regard shall be subject to the Town's promptly notifying the applicant of any said claim, action, or proceeding.
18. The applicant shall comply with all applicable local, county, state and federal laws and regulations. Local ordinances which must be complied with include, but are not limited to: the Noise Ordinance, Chapter 8.20, Polystyrene Foam, Degradable and Recyclable Food Packaging, Chapter 8.16, Garbage and Rubbish Disposal, Chapter 8.08, Urban Runoff Pollution Prevention, Chapter 8.32 and the Americans with Disabilities Act and Best Management Practices for Stormwater Pollution Prevention.
19. Conditions placed upon the project by outside agencies, Town department or by the Town Engineer may be eliminated or amended with that agency's, department's or the Town Engineer's written notification to the Planning Department prior to issuance of the building permit.
20. The building permit plans shall be reviewed and approved by the Town Engineer, at the expense of the applicant, prior to issuance of the building permit. The project shall be inspected by the Town Engineer prior to issuance of the occupancy permit for the residential structure for compliance with the engineering plans.
Ross Valley Fire Department
21. All vegetation and construction materials are to be maintained away from the residence during construction.
22. The project requires installation of a fire sprinkler system that complies with the National Fire Protection Association regulation 13-D and local standards. The system will require a permit from the Fire Department and the submittal of plans and specifications for a system submitted by an individual or firm licensed to design and/or design-build sprinkler systems.
23. The property is located within the Wildland Urban Interface Area for Fairfax and the new construction must comply with Chapter 7A of the California Building Code or equivalent.

- 24. All smoke detectors in the residence shall be provided with AC power and be interconnected for simultaneous alarm. Detectors shall be located in each sleeping room, outside of each sleeping room in a central location in the corridor and over the center of all stairways with a minimum of 1 detector on each story of the occupied portion of the residence.
25. Carbon monoxide alarms shall be provided in existing dwellings when a permit is required for alterations, repairs, or addition and the cost of the permit exceeds \$1,000.00. Carbon monoxide alarms shall be located outside of each sleeping area in the immediate vicinity of the bedrooms and on every level of the dwelling, including basements.
26. Address numbers at least 4 inches tall must be in place adjacent to the front door. If not clearly visible from the street, additional numbers must be placed in location that is visible from the street. The numbers must be internally illuminated or illuminated by and adjacent light controlled by a photocell that can be switched off only by a breaker so it will remain illuminated all night.
27. Alternative materials or methods may be proposed for any of the above conditions in accordance with Section 104.9 of the Fire Code.
28. All approved alternatives requests, and their supporting documentation, shall be included in the plan sets submitted for final approval by the Fire Department.
Marin Municipal Water District (MMWD)
29. A copy of the building permit must be provided to the district along with the required applications and fees.
30. The foundation must be completed within 120 days of the date of application.
31. All indoor and outdoor requirements or District Code Title 13, Water Conservation must be complied with.
32. Any landscaping plans must be reviewed and approved by the District.
33. Backflow prevention requirements must be met.
34. Ordinance 420., requiring installation of grey water recycling system when practicable, must be incorporated into the project building permit plans or an exemption letter from the District must be provided to the Town.
35. All the District's rules and regulations if effect at the time service is requested must be complied with.

Ross Valley Sanitary District (RVSD)

ARCHITECTS
FREDRIC C. DIVINE ASSOCIATES
1924 FOURTH ST., SAN RAFAEL, CA 94901
Phone: (415) 457-0220 Fax: (415) 454-9581



NEW RESIDENCE AND ADU
79 WOOD LANE
FAIRFAX, CA 94930
APN: 002-062-03
FOR: COBY FRIEDMAN

CONDITIONS OF APPROVAL

Table with 2 columns: Date (03-17-2022, 04-06-2022) and Description (PERMIT SUBMITTAL, REVISED PERMIT SUBMITTAL).

Date: 04-06-2022
Scale: As Noted
Drawn: LSK
Job #: 19049.00
Prototype: DIVINE

A1.2A

- 36. A sewer connection permit and a side sewer connection permit are required for all work outside the new building footprint.
- 37. Fees will include sewer capacity charges as well as permit fees.
- 38. Test the sewer lateral(s) from the outer face of the building to the connection at the existing sewer main, in accordance with RVSD Ordinance 100 and Standards.
- 39. Include a sewer cleanout and backwater protection device within 2-feet of the building foundation, the Ross Valley Sanitary Standard Notes shall be shown and are found in Subsection L of Section 3 of the Design and Construction Standards and demonstrate that all materials used in the construction of the sewer improvements are from the approved materials list.
- 40. A hold will be placed on the property when the building permit is issued and will not be released for occupancy until the District permit and sewer requirements have been fulfilled.
- 41. A Certificate of Compliance for the lateral must be obtained from the RVSD prior to the project final inspection by the Fairfax Building Department.
Fairfax Public Works Department
- 42. All large trucks with more than 2 axles accessing the site for construction will be limited daily to the hours between 9 AM to 3 PM.
- 43. All driveway improvements shall be completed and be signed off by the Building Official and Public Works Manager before construction begins on the house.
- 44. Complete road closures will be limited to concrete pours and steel placement and will be coordinated with the Fairfax Police Department and Ross Valley Fire Department.
- 45. A detailed construction management plan must be submitted with the building permit application that includes construction delivery routes, construction schedule (deliveries, worker hours, etc.), notification to area residents, emergency access and egress routes and proposed employee parking locations during construction and be approved by the Department of Public Works.
- 46. The applicant shall prepare, and file with the Public Works Director, a video of the roadway conditions on the construction delivery routes.
- 47. A bond will be submitted prior to issuance of the building permit in an amount that will cover the cost of grading, weatherization and repair of possible roadway

9

- damage in an amount equaling 100% of the estimated construction costs and pay for the Town Engineer's/Plan Checker's time to review and confirm the contractor's estimate.
- 48. A four foot wide sidewalk shall be installed along the entire property frontage as part of the project and shall be inspected and approved by the Building Official/Public Works Director prior to the project final inspection.
- 49. **Town Engineer**
- 50. The Town Engineer shall review the final, stamped and signed project Civil and Structural plans and the project Civil Engineer shall provide a letter certifying that the site grading and drainage improvements have been installed per the site "drainage" plan designed by ILS Associates, Inc. dated 11/10/21 prior to the project final inspection.
- 51. All the exterior fixtures must be dark sky compliant (fully shielded and emit no light above the horizontal plane with no sag or drop lenses, side light panels or uplight panels) as well as compliance with color temperature to minimize blue rich lighting. The lighting plan shall be submitted with the building permit application and be approved by the Planning Department prior to issuance of the project building permit. The lighting shall not emit direct offsite illumination and shall be the minimum necessary for safety.
- Miscellaneous**
- 52. The surveyor shall mark the location of all the property lines in the field prior to the start of construction.
- 53. A drainage system maintenance agreement including a system location plan and required maintenance schedule shall be approved by the Town Engineer and then be recorded at the Marin County Recorder's Office setting forth the required maintenance schedule to ensure the drainage system continues to function as designed. A copy shall be provided to the Town prior to issuance of the building permit.
- 54. An arborist report that includes tree protection during construction measures shall be submitted with the building permit application for approval by the Planning Director and the measures are conditions of approval for this project and must be in place, inspected and approved by the arborist with verification in writing to the Town, prior to the start of construction.
- 55. If the existing eastern and western side property line fences are damaged or need to be removed during construction, the owner shall replace the fences at his own cost prior to the project final inspection. The side fences or combination fence/wall structures shall be no more than six feet above the lowest finished

10

grade on either side of each fence unless a fence height variance is obtained from the Planning Commission for a taller fence or fence/wall combination first. The design of the fences shall be agreed upon by both the neighbors at 75 and 85 Wood Lane and the owner of 79 Wood Lane to maximum the privacy for the neighbors yards while limiting the shade cast by the fences if so desired by the neighbor. If agreement cannot be reached between the applicant and the neighbors on the design of the fences, the applicant shall submit the proposed plan(s) with a minimum \$427 design review (color change) fee and the final fence design will be reviewed and acted upon by the Planning Commission.

56. The building permit plans shall include details to incorporate the required infrastructure for the solar power and battery back-up systems the applicant indicated will be part of the project at the January 20, 2022 Planning Commission meeting in addition to the water heater and furnace locations.

NOW, THEREFORE BE IT RESOLVED, the Planning Commission of the Town of Fairfax hereby finds and determines as follows:

The approval of the Hill Area Residential Development, Design Review Permit, Excavation and Tree Removal permits and the finding have been made to grant the requested minimum and combined side setback variances to maintain a combined side yard setback of ten feet and to allow the guest parking space to be located within the required western side yard setback. Therefore, the project is in conformance with the 2010 - 2030 Fairfax General Plan, the Fairfax Town Code and the Fairfax Zoning Ordinance, Town Code Title 17; and

Construction of the project can occur without causing significant impacts on neighboring residences and the environment.

The foregoing resolution was adopted at a regular meeting of the Planning Commission held in said Town, on the 20th day of January, 2022 by the following vote:

AYES: Green, Jansen, Kelly, Newton, Swift, Chair Fragoso
NOES: None

Norma Fragoso
Chair Norma Fragoso

Attest:

Linda Neal
Linda Neal, Principal Planner

11

A R C H I T E C T S
FREDRIC C. DIVINE ASSOCIATES
1924 FOURTH ST., SAN RAFAEL, CA 94901
Phone: (415) 457 - 0220 Fax: (415) 454 - 9581



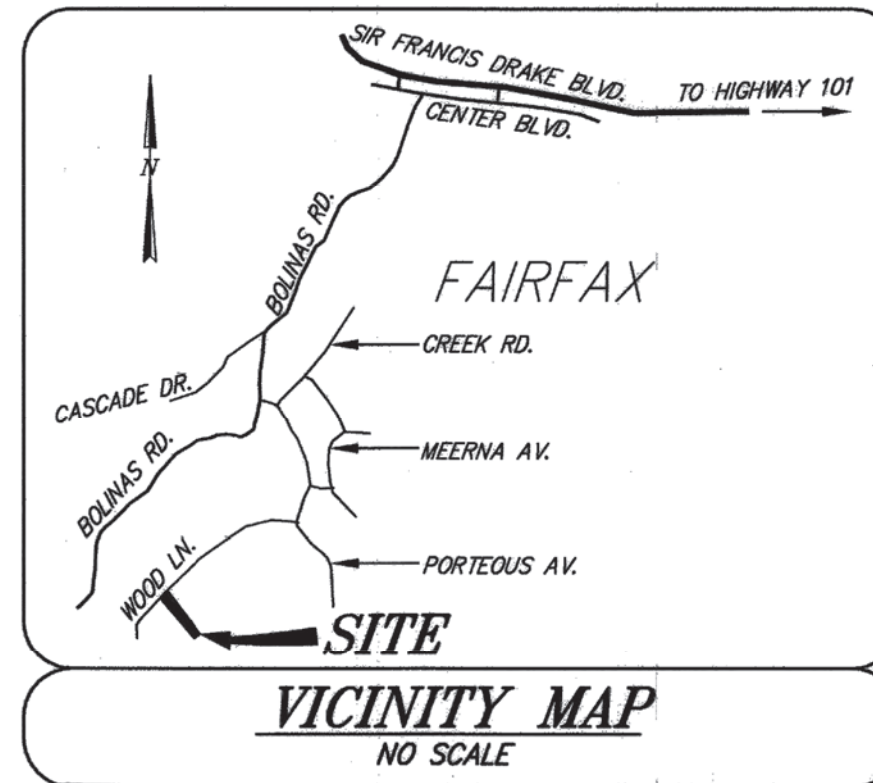
NEW RESIDENCE AND ADU
79 WOOD LANE
FAIRFAX, CA 94930
APN: 002-062-03
FOR: COBY FRIEDMAN

CONDITIONS OF APPROVAL

Revisions	03-17-2022
PERMIT SUBMITTAL	04-06-2022
REVISED PERMIT SUBMITTAL	
Date:	04-06-2022
Scale:	As Noted
Drawn:	LSK
Job #	19049.00
Prototype	DIVNE



A1.2B



COUNTY SURVEYOR'S NOTE
PURSUANT TO CALIFORNIA BUSINESS AND PROFESSIONS CODE, SECTION 8768, IT IS THE OPINION OF THE COUNTY SURVEYOR THAT OTHER SUFFICIENT EVIDENCE MAY EXIST THAT, IF RECOVERED AND CONSIDERED IN DETERMINING THE LOCATION OF THE SUBJECT PROPERTY'S SOUTHEASTERLY LINES AND POINTS, COULD RESULT IN MATERIALLY ALTERNATE POSITIONS THEREOF.

SURVEYOR'S RESPONSE TO NOTE
THE COUNTY SURVEYOR HAS COMMENTED THAT ADDITIONAL FIELD WORK COULD HAVE BEEN PERFORMED AT THE SOUTHEASTERLY LINE OF THE SUBJECT PARCEL WHERE R4 (1970) SHOWED FOUND OR SET WOODEN HUBS. R3 (2016, 46 YEARS LATER) SHOWS THAT THE FIRST 4 HUBS FROM THE NORTHEAST AS SHOWN ON R4 WERE SEARCHED FOR AND NOT FOUND. I BELIEVE IT IS EXTREMELY LIKELY THAT THE WOODEN HUB SHOWN ON THE COURSE SOUTH 35°11'00" WEST, 39.10 FEET FROM THE MOST SOUTHERLY CORNER OF THE SUBJECT PARCEL ALSO DOES NOT EXIST AND WAS NOT SEARCHED FOR. FURTHERMORE, I BELIEVE THAT THIS SURVEY SUBSTANTIALLY RETRACES THE DIMENSIONS FROM THE ORIGINAL 1916 SUBDIVISION MAP (R1) THAT CREATED THE SUBJECT PARCEL AND IS VALID AND ACCURATE AS SHOWN.

SURVEYOR'S STATEMENT
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF CAITLIN EVANS IN NOVEMBER 2017.

Irving L. Schwartz
IRVING L. SCHWARTZ R.C.E. 18221



COUNTY SURVEYOR'S STATEMENT
THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT.

THIS 14 DAY OF SEPTEMBER 2018.

Tracy W. Park
TRACY W. PARK, PLS 8176, COUNTY SURVEYOR



BY DEPUTY

RECORDER'S STATEMENT
FILED THIS 14 DAY OF SEPTEMBER 2018 AT 8:00 AM IN BOOK 2018 OF MAPS AT PAGE 157 AT THE REQUEST OF ILS ASSOCIATES, INC. AND MARIN COUNTY COUNTY DEPT. OF PUBLIC WORKS. SERIAL NO. 2018-0032533 FEE: \$ 86.00

SIGNED: *Richard N. Benson*
COUNTY RECORDER

SIGNED: *G.R. Libeto*
DEPUTY

FOR REFERENCE ONLY

RECORD OF SURVEY
of the Lands of Stephanie Evans & Patrick Higgins D.N. 2012-006114
Town of Fairfax
County of Marin California



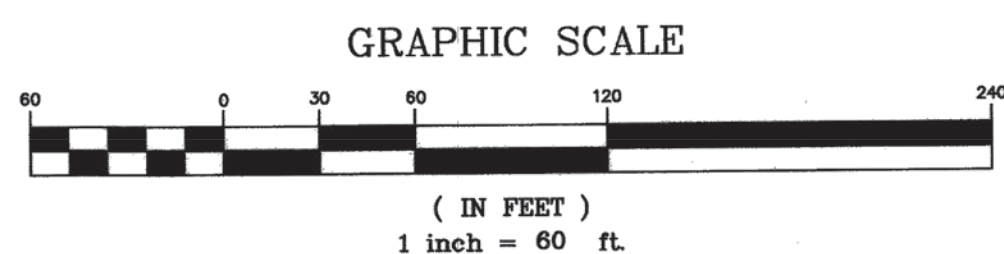
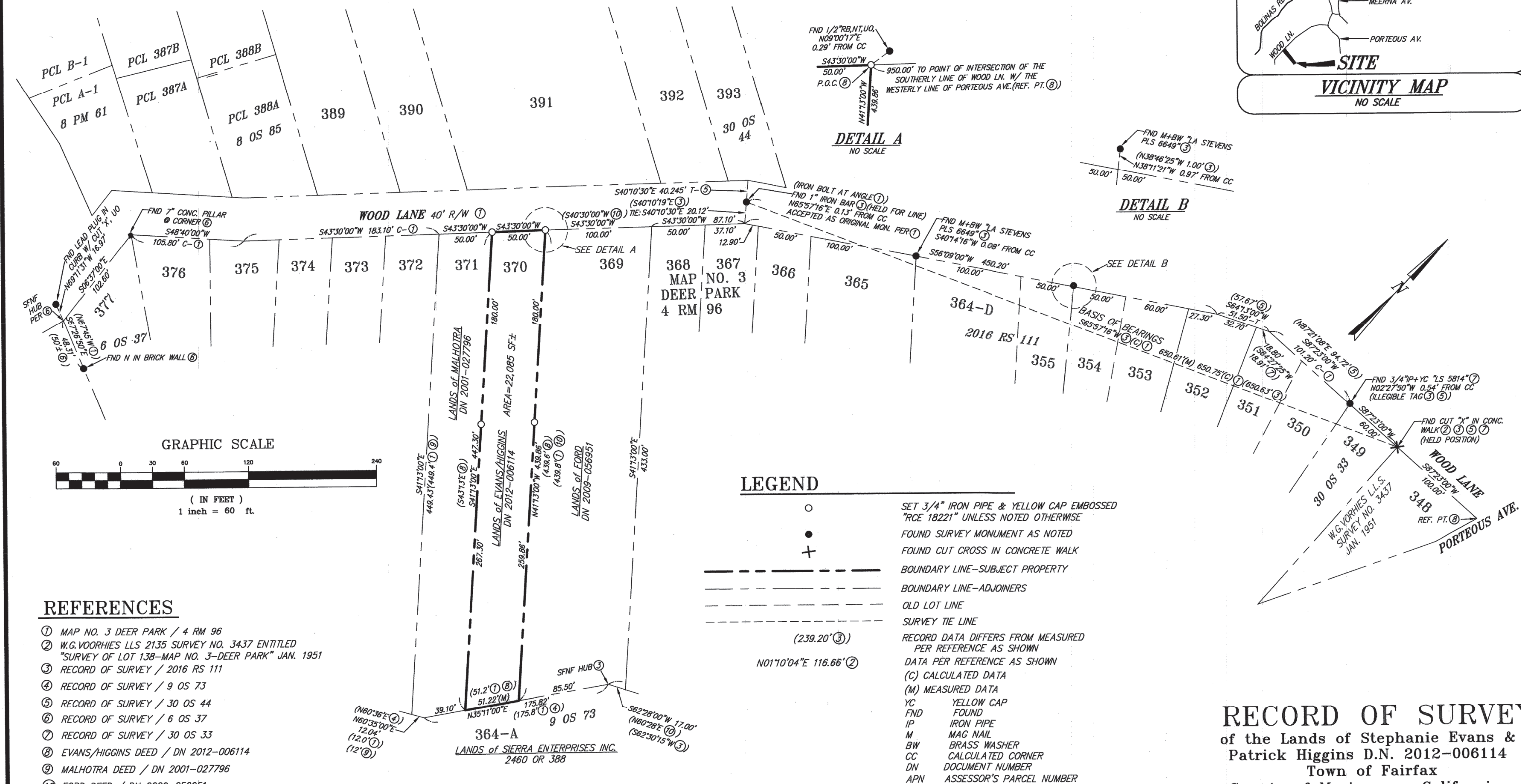
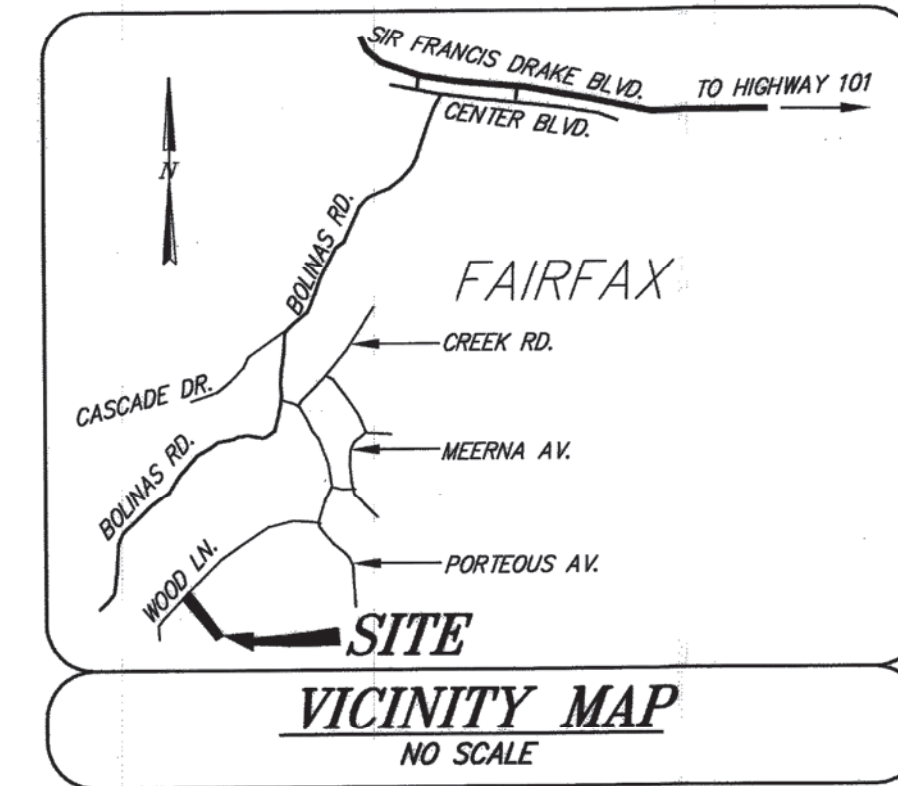
79 GALLI DRIVE, STE. A, NOVATO, CA 94949-5717 (415)883-9200 admin@ilscels.com
A.P.N. 002-062-03 JOB NO. 8868 SEPTEMBER 2018 SHEET 1 OF 2

NOTES

1. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
2. ALL REFERENCES ARE FROM MARIN COUNTY RECORDS EXCEPT THE W.G. VOORHIES SURVEY REFERENCED HEREON WHICH IS AVAILABLE THROUGH THE OGLESBY COLLECTION, MARIN COUNTY FREE LIBRARY.
3. RECORD BEARINGS AND DISTANCES ARE EQUAL TO MEASURED UNLESS OTHERWISE NOTED.
4. THIS SURVEY WAS COMMISSIONED BY OUR CLIENT AND OWNER AT THE TIME NOTED IN TITLE BLOCK. THE PROPERTY HAS SINCE BEEN ACQUIRED BY BURGESS HOLDINGS LLC PER DN 2018-015572.

BASIS OF BEARINGS

S65°57'16"W BETWEEN A FOUND CUT "X" IN CONCRETE SIDEWALK AND A FOUND 1" IRON BAR A MEASURED DISTANCE APART OF 650.61 FEET. BEARING IS AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED FOR RECORD IN BOOK 2016 OF SURVEYS AT PAGE 111(3) AND IS SAME AS CALCULATED FROM MAP NO. 3/DEER PARK FILED FOR RECORD IN BOOK 4 OF RECORD MAPS AT PAGE 96(1).



REFERENCES

- ① MAP NO. 3 DEER PARK / 4 RM 96
- ② W.G. VOORHIES LLS 2135 SURVEY NO. 3437 ENTITLED "SURVEY OF LOT 138-MAP NO. 3-DEER PARK" JAN. 1951
- ③ RECORD OF SURVEY / 2016 RS 111
- ④ RECORD OF SURVEY / 9 OS 73
- ⑤ RECORD OF SURVEY / 30 OS 44
- ⑥ RECORD OF SURVEY / 6 OS 37
- ⑦ RECORD OF SURVEY / 30 OS 33
- ⑧ EVANS/HIGGINS DEED / DN 2012-006114
- ⑨ MALHOTRA DEED / DN 2001-027796
- ⑩ FORD DEED / DN 2009-056951

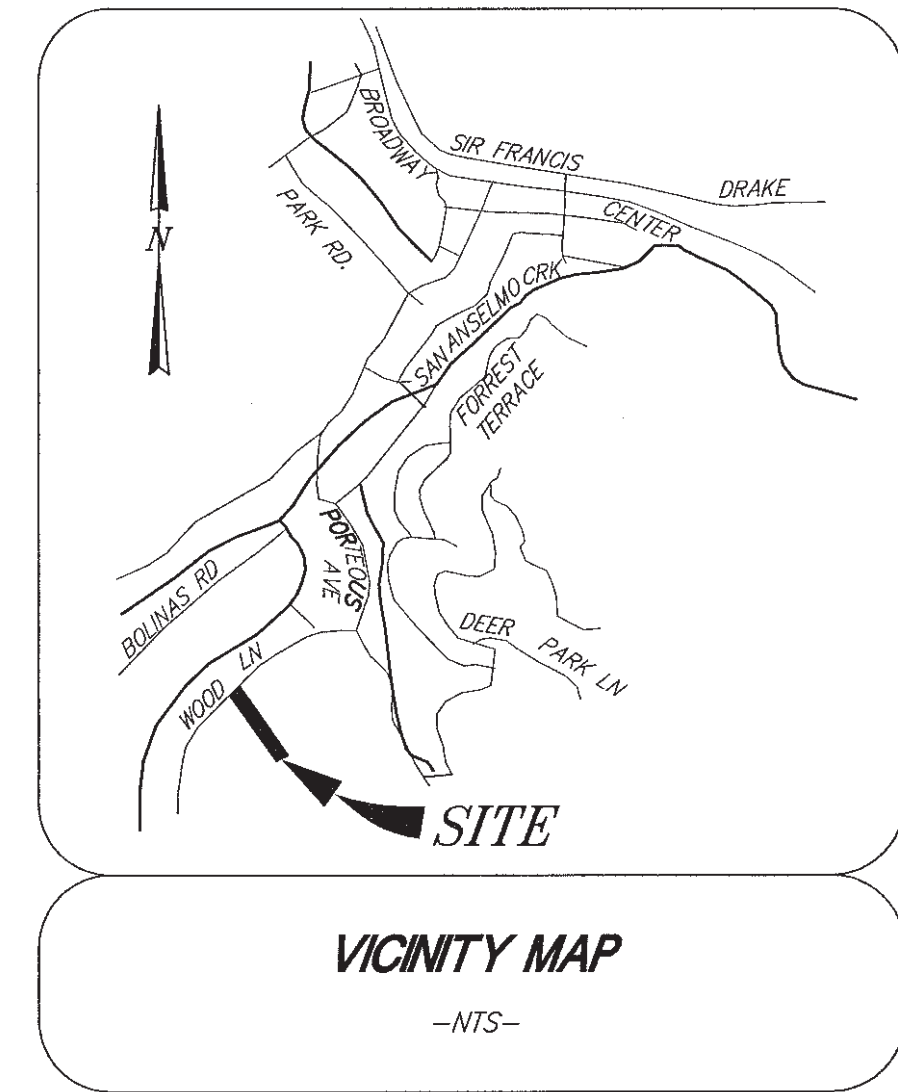
LEGEND

- SET 3/4" IRON PIPE & YELLOW CAP EMBOSSED "RCE 18221" UNLESS NOTED OTHERWISE
- FOUND SURVEY MONUMENT AS NOTED
- ⊕ FOUND CUT CROSS IN CONCRETE WALK
- BOUNDARY LINE-SUBJECT PROPERTY
- - - BOUNDARY LINE-ADJOINERS
- OLD LOT LINE
- SURVEY TIE LINE
- (239.20' ③) RECORD DATA DIFFERS FROM MEASURED PER REFERENCE AS SHOWN
- (NO17°0'4"E 116.66' ②) DATA PER REFERENCE AS SHOWN
- (C) CALCULATED DATA
- (M) MEASURED DATA
- YC YELLOW CAP
- FND FOUND
- IP IRON PIPE
- IP MAG NAIL
- BW BRASS WASHER
- CC CALCULATED CORNER
- DN DOCUMENT NUMBER
- APN ASSESSOR'S PARCEL NUMBER
- MON MONUMENT
- N NAIL
- CONC CONCRETE
- UO UNKNOWN ORIGIN
- SFNF SEARCHED FOR, NOT FOUND
- P.O.C. POINT OF COMMENCEMENT

FOR REFERENCE ONLY

RECORD OF SURVEY
of the Lands of Stephanie Evans & Patrick Higgins D.N. 2012-006114
Town of Fairfax
County of Marin California
ILS ASSOCIATES, INC.®
CIVIL ENGINEERING AND LAND SURVEYING

79 GALLI DRIVE, STE. A, NOVATO, CA 94949-5717 (415)883-9200 admin@ilsceles.com
A.P.N. 002-062-03 JOB NO. 8868 SEPTEMBER 2018 SHEET 2 OF 2



VICINITY MAP
-NTS-

GENERAL NOTES

1. SEE ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION.
2. SEE TREE PROTECTION PLAN FOR ADDITIONAL INFORMATION.
3. SEE VEGETATION MANAGEMENT PLAN AND LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
4. SEE GEOTECHNICAL REPORT BY HERZOG GEOTECHNICAL, WHICH SHALL BE CONSIDERED A PART OF THESE PLANS.
5. PROPOSED UTILITIES ARE SHOWN SCHEMATICALLY.

ALSO SEE ARCHITECTURAL SITE PLAN DRAWING 1/A1 FOR RETAINING WALL DRAINAGE SWALE.

LEGEND

- △ RANDOM CONTROL FOR SURVEY
- EXISTING JOINT POLE
- A.C. ASPHALT CONCRETE
- ⊠ EXISTING WATER METER
- DI DRAINAGE INLET
- ⊙ EXISTING TREE
- 110 120 EXISTING CONTOURS
- PROPERTY LINE
- EXISTING EDGE OF PAVEMENT
- WIRE FENCE
- WOOD FENCE
- PROPOSED DYNAMIC CATCHMENT SYSTEM GEOBRUGG FENCE OR EQUIVALENT
- ⊗ TEMPORARY FIBER ROLL
- F100 FINISHED GRADE CONTOUR
- + 100.00 EXIST. SPOT ELEVATION
- FG FINISHED GRADE
- HT HEIGHT OF WALL
- TW TOP OF WALL
- FGW FINISHED GRADE AT WALL
- FFE FINISHED FLOOR ELEVATION
- TBR TO BE REMOVED
- PROPOSED RETAINING WALL
- SUB PROPOSED WALL SUBDRAIN
- JT PROPOSED JOINT TRENCH

NOTES

1. VERTICAL DATUM IS ASSUMED.
2. HORIZONTAL DATUM IS BASED UPON FIELD SURVEY AND RECORD DATA PER 2016 RS 111 & 4 RM 96.
3. CONTOUR INTERVAL IS 2' & 5'.
4. THERE ARE NO EASEMENTS OF RECORD ON SUBJECT PARCEL.

PLAN CHECK COMMENTS 06-23-2022

DESIGN REVIEW

ILS ASSOCIATES, INC.
CIVIL ENGINEERING AND LAND SURVEYING

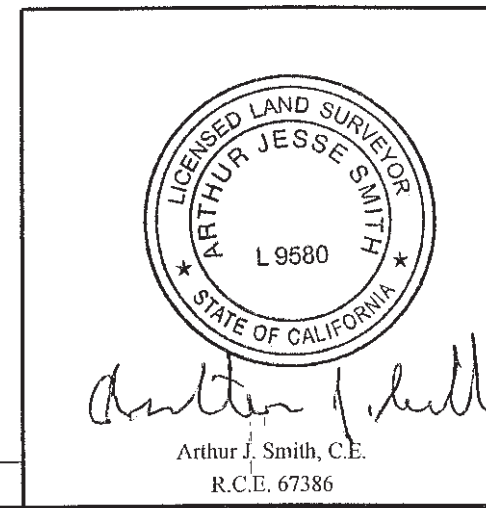
79 GALLI DRIVE, SUITE A NOVATO, CA 94949-5717 (415)883-9200 FAX (415)883-2763

FRIEDMAN
79 WOOD LANE

FAIRFAX CALIFORNIA

SITE PLAN

DRAWN:	JM/AJS
DATE:	11-10-2021
JOB NO.:	9473
SHEET NO.:	1 OF 3



A.P.N.: 002-062-03
FIELD BOOK NO.: ###

9473DRB.dwg

FOR REFERENCE ONLY

IMPERVIOUS AREA QUANTITIES

PROPOSED RESIDENCE: 1,622 S.F.
PROPOSED GARAGE/ADU: 567 S.F.
DOWNSPOUTS AND ROOF SHALL DRAIN TO SPLASHBLOCKS (SELF TREATING) AND LANDSCAPING AREAS

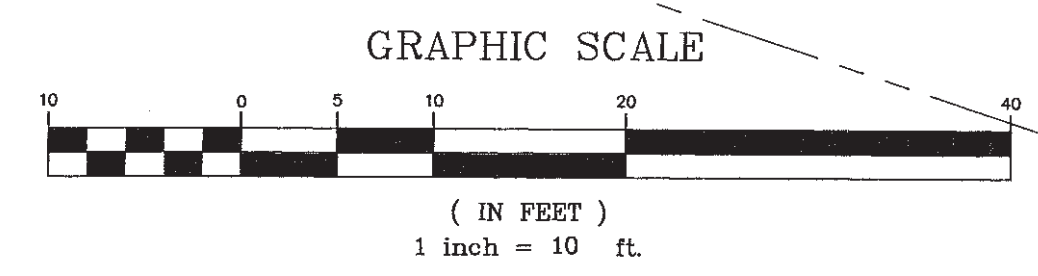
EARTHWORK

DESCRIPTION	CUT	FILL
SITE WORK	5 C.Y.	20 C.Y.
DRIVEWAY EXCAVATION	0 C.Y.	35 C.Y.
HOUSE MAT TYPE FOUNDATION	0 C.Y.	50 C.Y.
ADU	60 C.Y.	0 C.Y.
BASEMENT	65 C.Y.	0 C.Y.
GARAGE	0 C.Y.	20 C.Y.
TOTALS	130 C.Y.	125 C.Y.

ANY OFFHAUL MATERIAL SHALL BE DISPOSED OF AT A LEGAL DISPOSAL SITE.

AREA OF DISTURBANCE

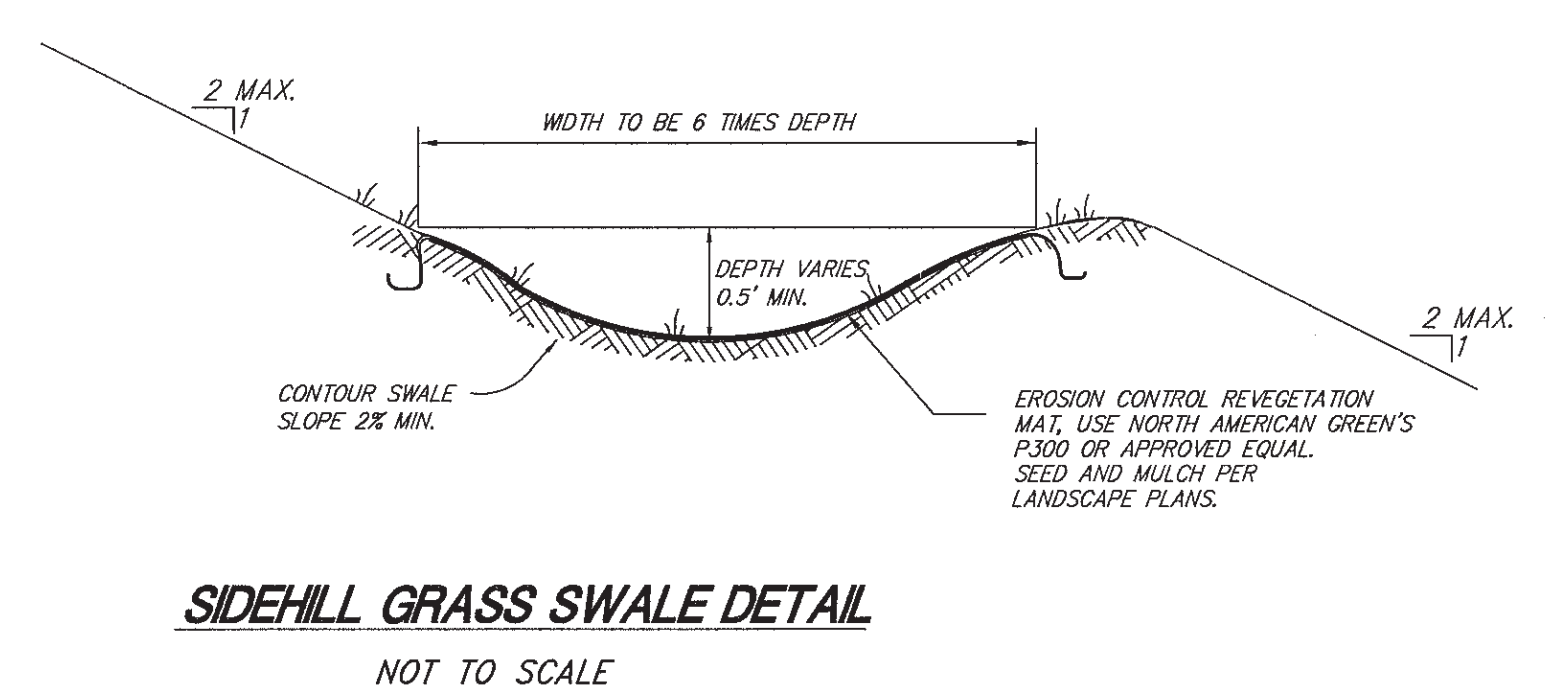
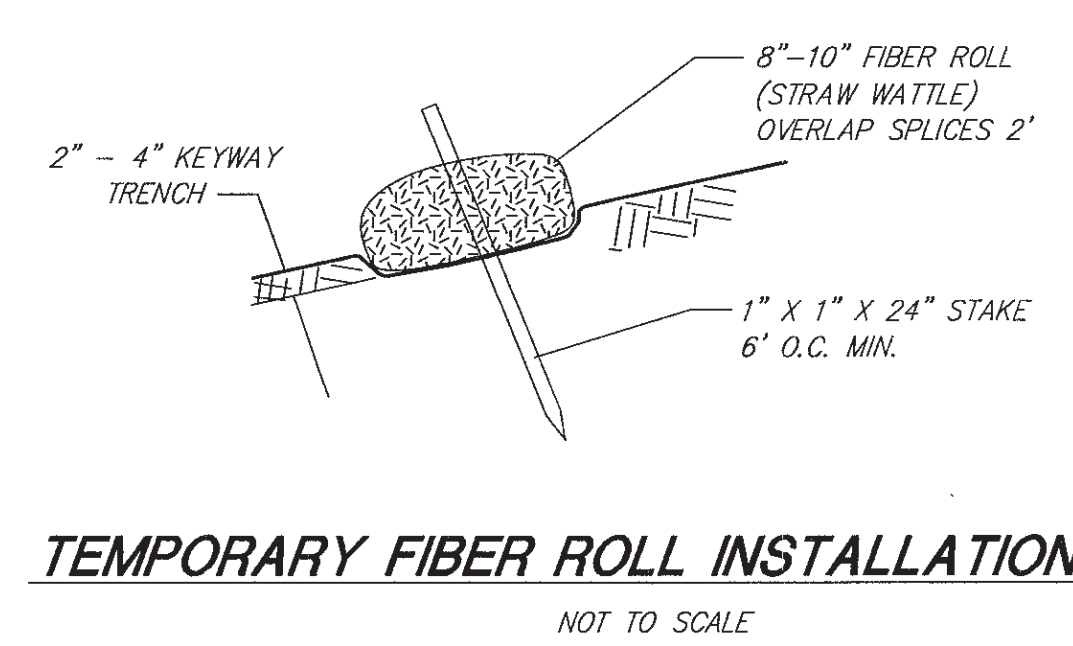
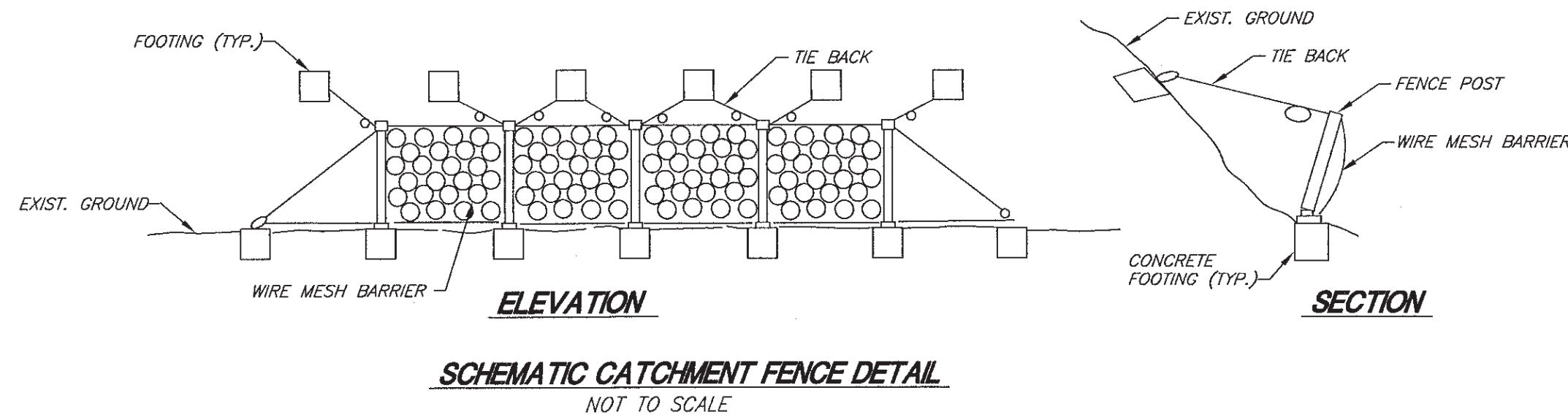
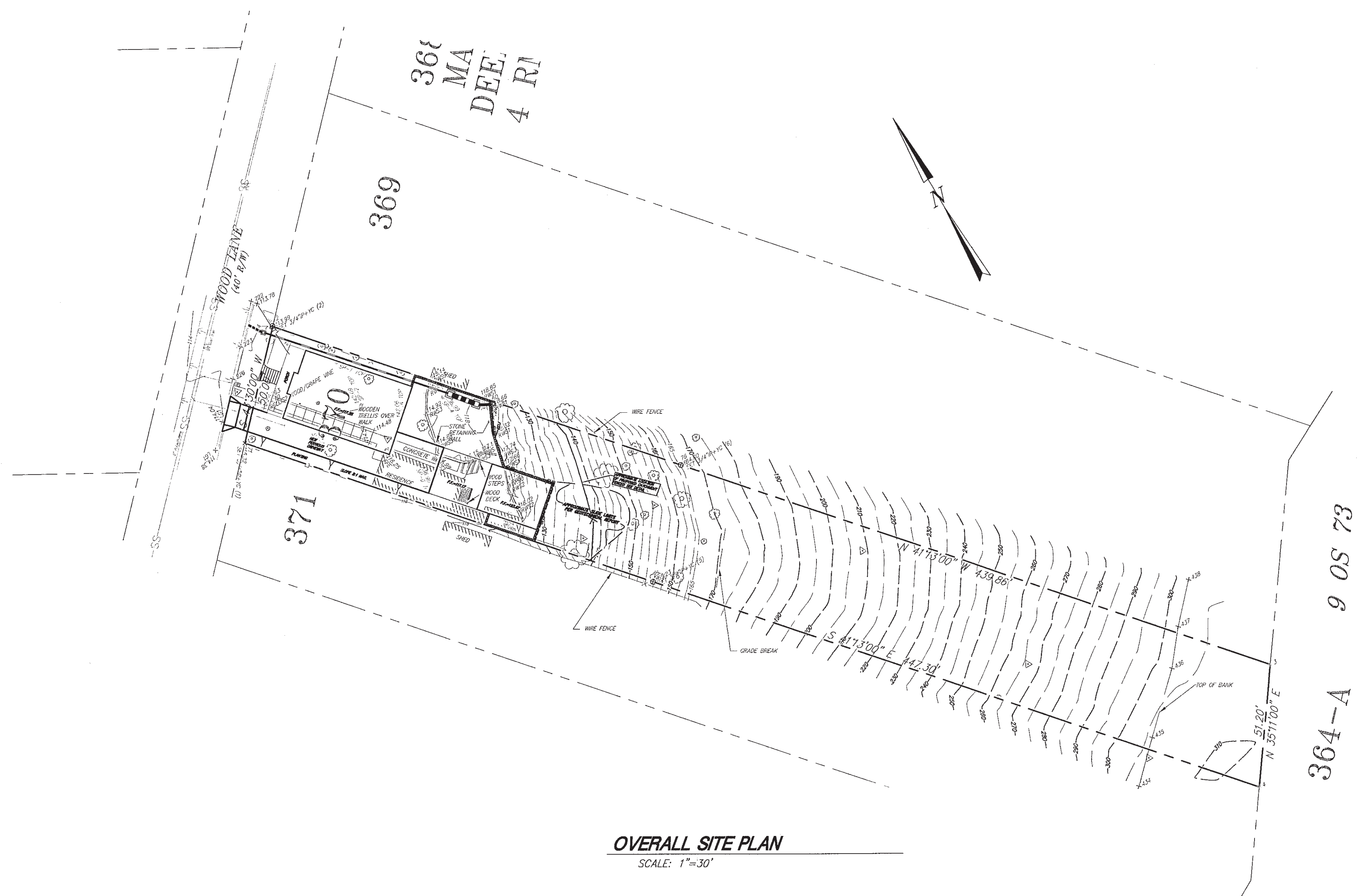
6.070 S.F.



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EROSION AND SEDIMENT CONTROL NOTES:

1. TEMPORARY INLET PROTECTION OF EXISTING DRAINAGE INLETS, CONSTRUCTION LIMITS FENCING AND TREE PROTECTION MEASURES WHERE SHOWN ON THE PLANS SHALL BE INSTALLED PRIOR TO START OF CONSTRUCTION.
2. OTHER TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AND BEST MANAGEMENT PRACTICES SHALL BE INSTALLED/IMPLEMENTED AS SHOWN ON THE PLANS AND PRIOR TO SOIL DISTURBANCE ON ANY AFFECTED AREA OF THE SITE.
3. PERMANENT EROSION AND SEDIMENT CONTROL MEASURES MAY INCLUDE SURFACING, PAVING, LANDSCAPING, SEEDING AND MULCHING, WOOD CHIPS AND ROCK SLOPE PROTECTION AS SHOWN ON THE PLANS.
4. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES MAY BE REMOVED FOLLOWING IMPLEMENTATION OF PERMANENT EROSION AND SEDIMENT CONTROL MEASURES.
5. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES, CONSTRUCTION LIMIT FENCING AND TREE PROTECTION MEASURES SHALL BE REMOVED BY COMPLETION OF CONSTRUCTION AND INSTALLATION AND/OR ESTABLISHMENT OF PERMANENT EROSION AND SEDIMENT CONTROL MEASURES.
6. WHERE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN PREPARED, ALL PROVISIONS OF THAT PLAN SHALL BE IMPLEMENTED.
7. THE LOCATION OF ALL EROSION AND SEDIMENT CONTROL FEATURES SHOWN ON THE PLANS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS ARE TO BE DETERMINED IN THE FIELD BY THE ENGINEER.
8. DURING THE COURSE OF CONSTRUCTION, THE SITE SHALL BE INSPECTED BY THE CONTRACTOR AS NECESSARY DURING THE WINTER MONTHS AND AFTER EACH MAJOR RAINFALL. AFTER EACH MAJOR RAINFALL ANY ACCUMULATED SILT SHALL BE REMOVED WHERE NECESSARY AND ANY DAMAGED EROSION AND SEDIMENT CONTROL FEATURES SHALL BE REPAIRED.
9. STOCKPILES OF SOIL, SAND OR OTHER ERODABLE MATERIAL SHALL BE COVERED WITH WEIGHTED-DOWN TARPS OR PLASTIC SHEETING AND ENCLOSED IN A ROW OF FIBER ROLLS WHENEVER RAIN IS OCCURRING OR PREDICTED.
10. WHERE DEEMED NECESSARY BY THE ENGINEER IN THE FIELD OTHER EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED.
11. EROSION AND SEDIMENT CONTROL FEATURES MAY BE TEMPORARILY REMOVED TO GAIN ACCESS TO CONSTRUCTION AREAS. THEY SHALL, HOWEVER, BE REPLACED AT THE END OF EACH WORKING DAY WHEN RAIN IS OCCURRING OR PREDICTED AND AT THE END OF THE WORK DAY EACH FRIDAY.
12. ALL GRADED OR OTHERWISE DISTURBED AREAS SHALL BE EITHER HYDRO-SEEDED OR SEEDED AND MULCHED FOLLOWING COMPLETION OF GRADING BUT, IN ANY EVENT, PRIOR TO OCTOBER 15. DEPENDING ON THE STATUS OF THE WORK ON OCTOBER 15, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED. FOR AREAS TO BE HYDRO-SEEDED OR SEEDED AND MULCHED, USE SEED MIX SPECIFIED IN THE STANDARD SPECIFICATIONS.

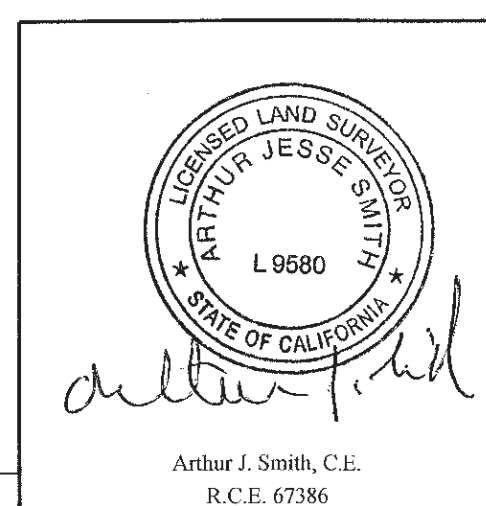



OVERALL SITE PLAN
SCALE: 1"=30'

- NOTES**
1. VERTICAL DATUM IS ASSUMED.
 2. HORIZONTAL DATUM IS BASED UPON FIELD SURVEY AND RECORD DATA PER 2016 RS 111 & 4 RM 96.
 3. CONTOUR INTERVAL IS 2' & 5'.
 4. THERE ARE NO EASEMENTS OF RECORD ON SUBJECT PARCEL.

FOR REFERENCE ONLY

A.P.N.: 002-062-03
FIELD BOOK NO.: ###



DESIGN REVIEW	
 ILS ASSOCIATES, INC. CIVIL ENGINEERING AND LAND SURVEYING 79 GALLI DRIVE, SUITE A NOVATO, CA 94949-5717 (415)883-9200 FAX (415)883-2763	
FRIEDMAN 79 WOOD LANE FAIRFAX CALIFORNIA	DRAWN: AJS DATE: 11-10-2021 JOB NO.: 9473 SHEET NO.: 2 OF 3
NOTES AND DETAILS	

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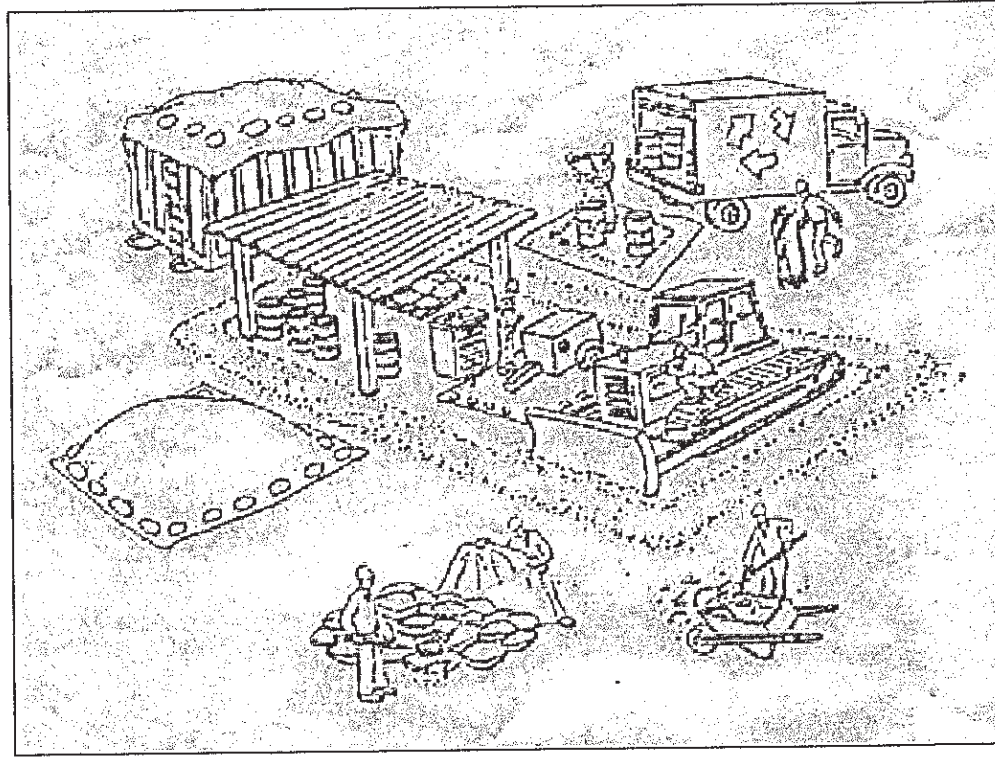
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9473DR8.dwg

Pollution Prevention – It's Part of the Plan

Make sure your crews and subs do the job right!

Runoff from streets and other paved areas is a major source of pollution in creeks and the Bay. Construction activities can directly affect the health of the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines will ensure your compliance with pertinent ordinance requirements.



Materials storage & spill cleanup

Non-hazardous materials management

- ✓ Sand, dirt, and similar materials must be stored at least 10 feet from catch basins, and covered with a tarp during wet weather or when rain is forecast.
- ✓ Use (but don't overuse) reclaimed water for dust control as needed.
- ✓ Sweep streets and other paved areas daily. Do not wash down streets or work areas with water.
- ✓ Recycle all asphalt, concrete, and aggregate base material from demolition activities.
- ✓ Check dumpsters regularly for leaks and to make sure they don't overflow. Repair or replace leaking dumpsters properly.

Hazardous materials management

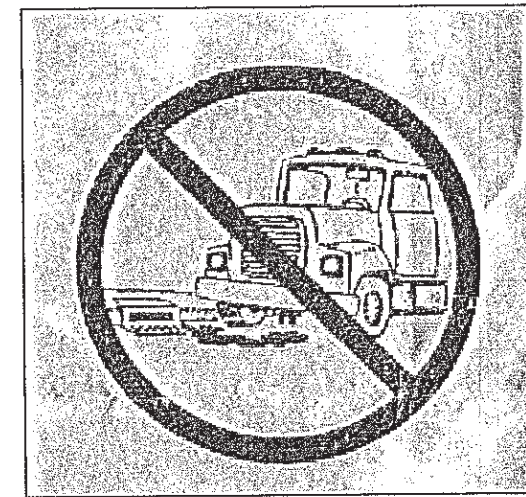
- ✓ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with City, state, and federal regulations.
- ✓ Store hazardous materials and wastes in secondary containment and cover them during wet weather.
- ✓ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ✓ Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- ✓ Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ✓ When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- ✓ Report any hazardous material spills to the appropriate agency(s) immediately!

Vehicle and equipment maintenance & cleaning

- ✓ Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- ✓ Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- ✓ If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinsewater to run into gutters, streets, storm drains, or creeks.
- ✓ Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.



Earthwork & contaminated soils

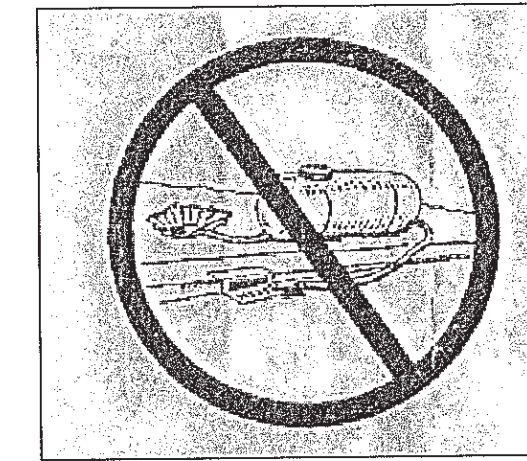
- ✓ Keep excavated soil on the site where it is least likely to collect in the street. Transfer to dump trucks should take place on the site, not in the street. Use hay bales, silt fences, or other control measures to minimize the flow of silt off the site.



- ✓ Avoid scheduling earth moving activities during the rainy season if possible. If grading activities during wet weather are allowed in your permit, be sure to implement all control measures necessary to prevent erosion.
- ✓ Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- ✓ If you disturb a slope during construction prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place hay bales down-slope until soil is secure to prevent erosion.
- ✓ If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call the Local Agency for help in determining what testing should be done.
- ✓ Manage disposal of contaminated soil according to Local Agency instructions.

Dewatering operations

- ✓ Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- ✓ Be sure to call the Local Agency's Stormwater Manager before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ✓ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Local Agency to determine what testing to do and to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.



Saw cutting

- ✓ Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, hay bales, sand bags, or fine gravel dams to keep slurry out of the storm drain system.
- ✓ Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ✓ If saw cut slurry enters a catch basin, clean it up immediately.

Concrete, grout, and mortar storage & waste disposal

- ✓ Be sure to store concrete, grout, and mortar under cover and away from drainage areas. These materials must never reach streams or waterways.

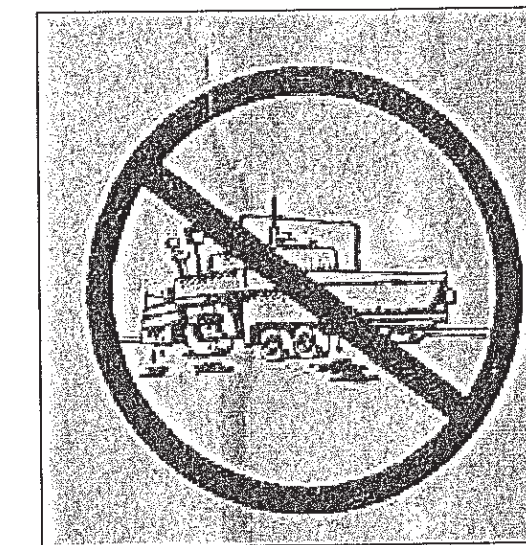
Wash out concrete equipment/trucks off-site or in designated on-site area for washing where water will be contained with impermeable plastic lined temporary pit. Do not let the water seep into the soil. Dispose of hardened concrete with trash when it is dried and hardened.



- ✓ If a suitable dirt area is not available, collect the wash water and remove it for appropriate disposal off site.
- ✓ Divert water from washing exposed aggregate concrete to a dirt area where it will not run into a gutter, street, or storm drain. If a suitable dirt area is not available, filter the wash water through hay bales before discharging to a storm drain.

Paving/asphalt work

- ✓ Do not pave during wet weather or when rain is forecast.
- ✓ Always cover storm drain inlets and man-holes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- ✓ Place drip pans or absorbent material under paving equipment when not in use.
- ✓ Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- ✓ Do not use water to wash down fresh asphalt concrete pavement.



Painting

- ✓ Never rinse paint brushes or materials in a gutter or street.
- ✓ Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink. If you can't use a sink, direct wash water to a dirt area and spade it in.
- ✓ Paint out excess oil-based paint before cleaning brushes in thinner.
- ✓ Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.



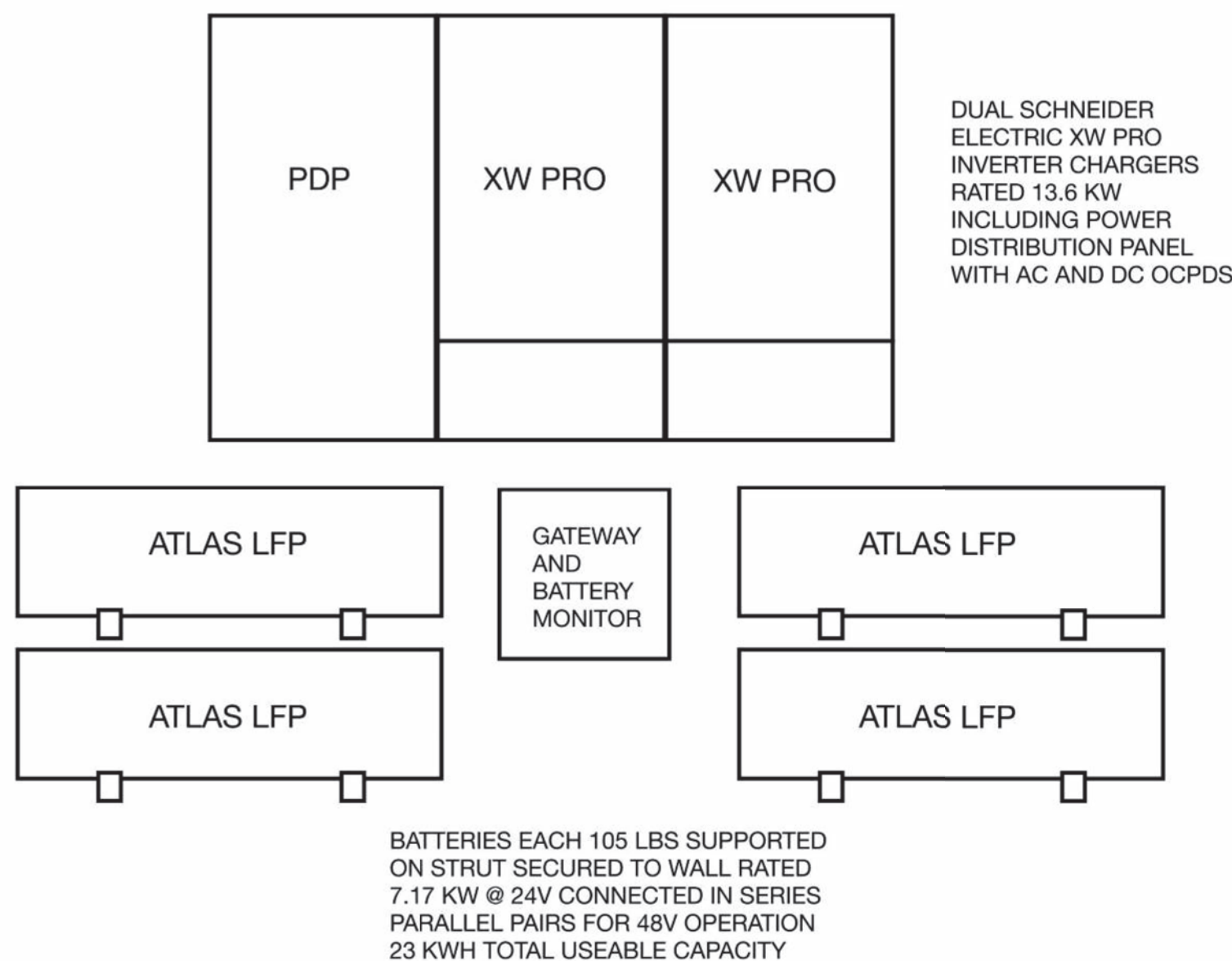
Storm drain polluters may be liable for fines!

For more detailed information, contact the Stormwater Manager of the appropriate local agency.

FOR REFERENCE ONLY

ILS ASSOCIATES, INC.® CIVIL ENGINEERING AND LAND SURVEYING	
79 GALLI DRIVE, SUITE A NOVATO, CA 94949-5717 (415)883-9200 FAX (415)883-2763	
DRAWN: <i>AJS</i>	DATE: <i>11-10-2021</i>
JOB NO. <i>9473</i>	SHEET NO. <i>3 OF 3</i>
BEST MANAGEMENT PRACTICES	

BASEMENT BATTERY ENERGY STORAGE SYSTEM



LRE033122

79 WOOD LANE - FAIRFAX, CA 94930

4 SOLAR BATTERY LAYOUT

A2.1 SCALE: N.T.S.

San Francisco Graywater Design Manual

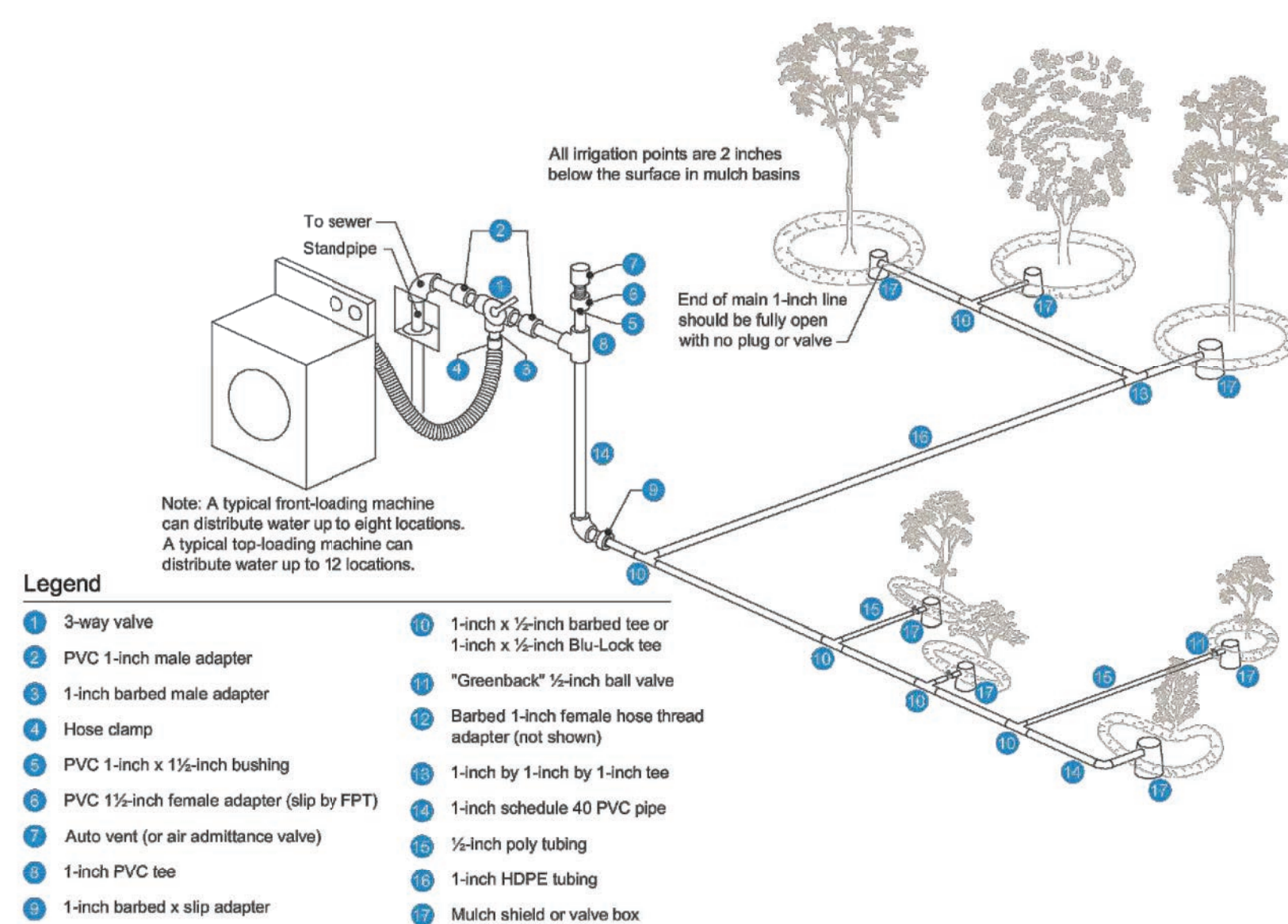
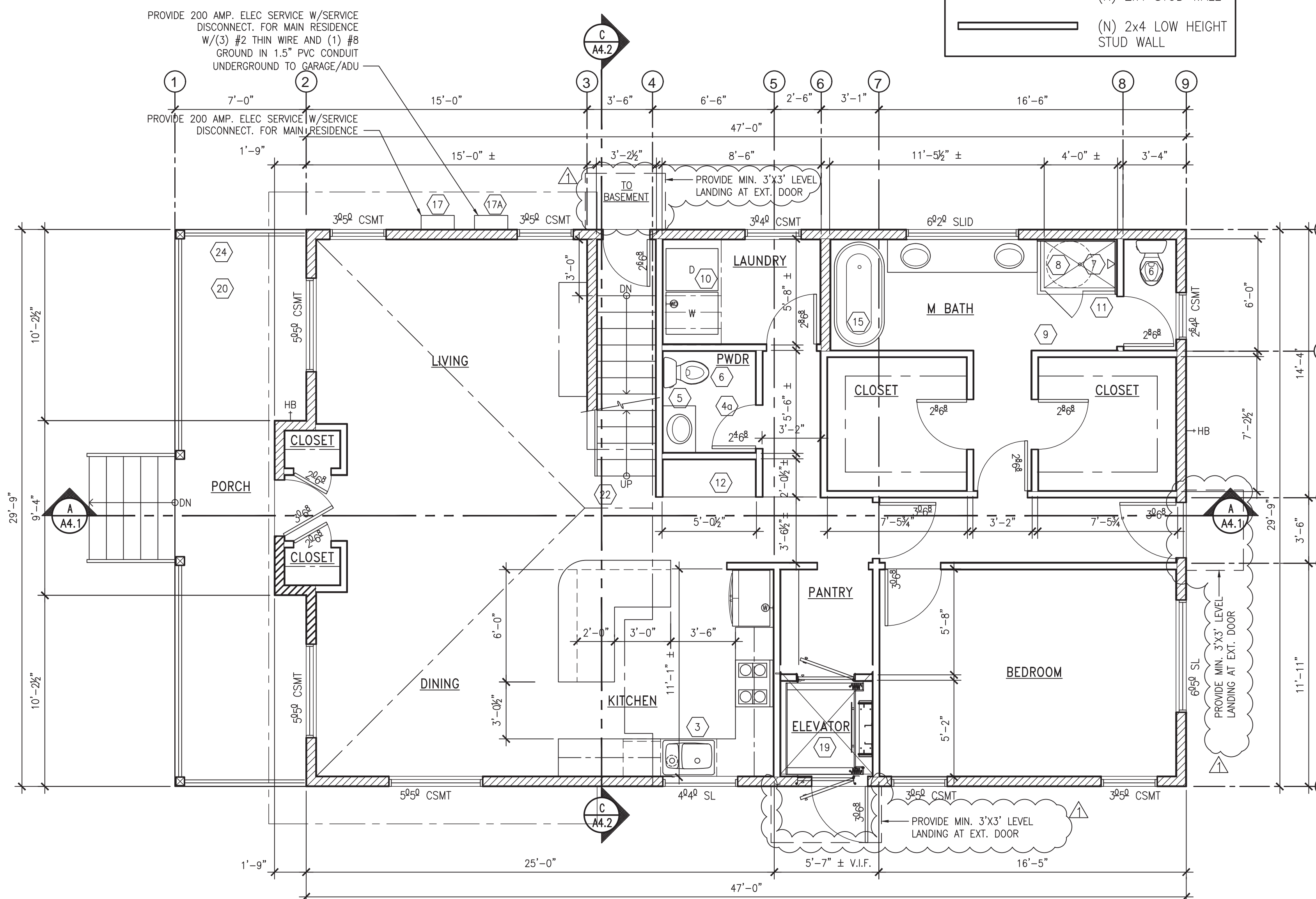


Figure 3. Laundry-to-landscape overview. Source: Clean Water Components.

Laundry-to-Landscape System 17

3 LAUNDRY GRAY WATER DETAIL

A2.1 SCALE: N.T.S.



1 PROPOSED MAIN FLOOR PLAN

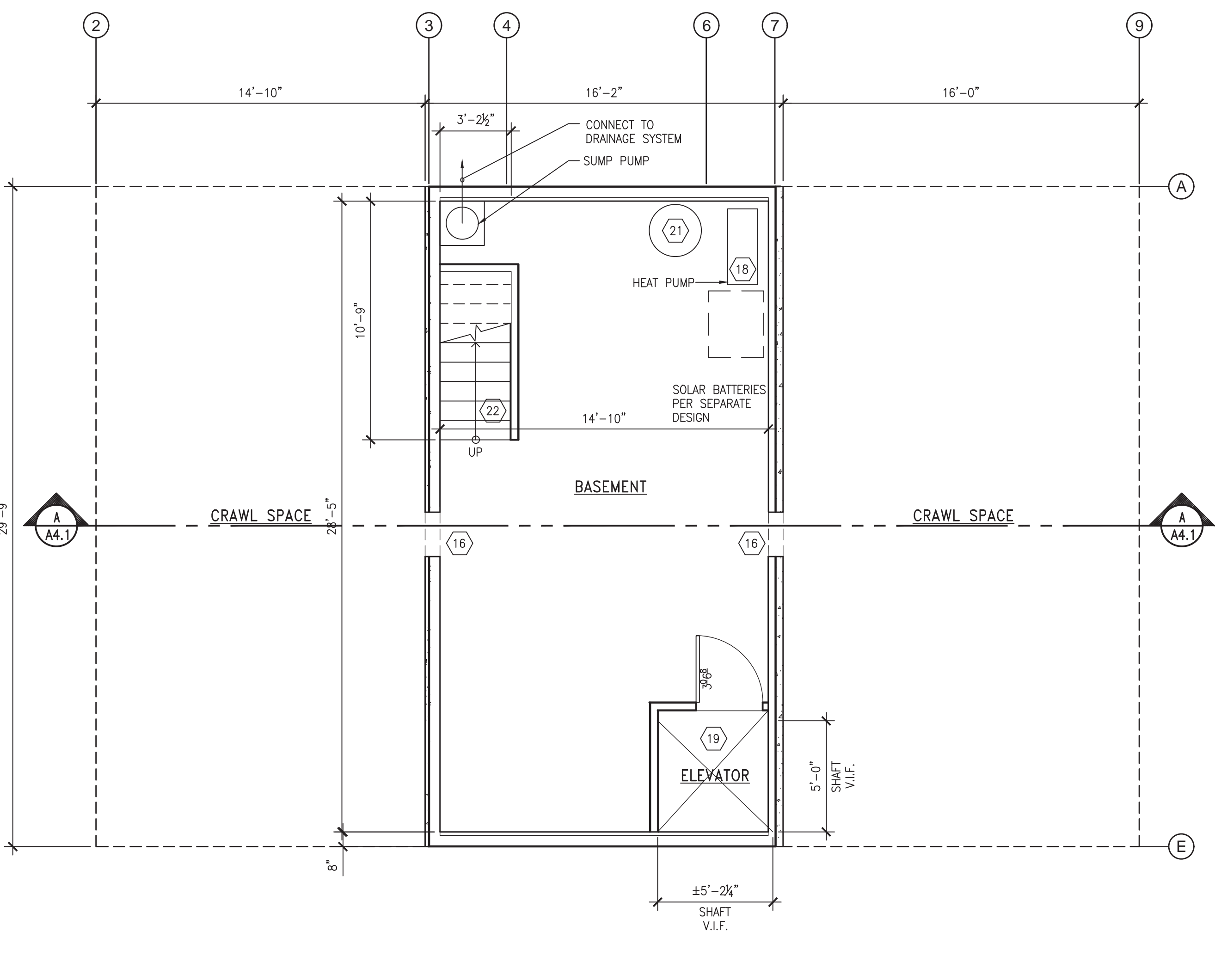
A2.1 MAIN FLOOR AREA 1,415 SF SCALE: 1/4" = 1'-0"

WALL LEGEND

- (N) 2x6 STUD WALL
- (N) 2x4 STUD WALL
- (N) 2x4 LOW HEIGHT STUD WALL

FLOOR PLAN KEYNOTES

- (N) KITCHEN APPLIANCES TO BE SELECTED BY OWNER AND TO MEET ENERGY STAR REQUIREMENTS. (THESE INCLUDE DISHWASHER, GARBAGE DISPOSAL, RANGE, REFRIGERATOR, AND EXHAUST HOOD.)
- (N) KITCHEN ISLAND, CASEWORK, AND COUNTERTOP TO BE SELECTED BY OWNER.
- (N) KITCHEN SINK TO BE SELECTED BY OWNER. KITCHEN SINK SHALL HAVE A MAX. FLOW RATE OF 1.8 gpm @ 60 psi. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW, BUT NOT EXCEED 2.2 gpm @ 60 psi & MUST DEFAULT TO A MAX FLOW RATE OF 1.8 gpm.
- KITCHEN EXHAUST HOOD TO BE MIN 104 CFM (0.35 WATTS/CFM) EXHAUST TO EXTERIOR. TO SERVE AS WHOLE HOUSE FAN. HERS VERIFICATION REQUIRED.
- (N) BATHROOM EXHAUST FAN TO BE 50 CFM.
- (N) VANITY CASEWORK W/ SINK, FAUCET & MIRROR. FAUCET SHALL HAVE A MAX FLOW RATE OF 1.5 gpm @ 60 psi. CONFIRM FAUCET FLOW RATE @ (E) BATHROOMS.
- (N) TOILET SHALL MEET 1.28 gpf MAX. THE TOILET SHALL BE LOCATED IN A SPACE A MIN. OF 30" WIDE. A 24" CLEAR SPACE IN FRONT OF THE TOILET SHALL BE PROVIDED.
- (N) SHOWER HEAD AND FAUCET CONTROLS. NEW SHOWER HEADS SHALL HAVE A MAX. FLOW RATE OF 1.8 gpm @ 80 psi. CONTROLS SHALL BE THERMOSTATIC MIXING VALVE TYPE. WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER WHERE OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 gpm, OR SHOWER SHALL BE DESIGNED TO ALLOW ONLY 1 SHOWER OUTLET TO BE IN OPERATION AT A TIME.
- (N) TILE SHOWER SURROUND OVER WATER-RESISTANT GYP. BD OR APPROVED BACKER BOARD TO A HEIGHT OF 72" MIN. OVER DRAIN INLET.
- BATHROOM EXHAUST FANS WITH MIN. 50 CFM ARE REQUIRED IN EACH BATHROOM THAT CONTAINS A TUB OR SHOWER, AND MUST BE HUMIDITY-CONTROLLED (UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM). CALGREEN §4.506.1.
- (N) WASHER / DRYER HOOKUPS. 4" Ø GSM DRYER VENT SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL & VERTICAL LENGTH OF 14', INCLUDING 2' DEDUCTED FOR EACH 90° ELBOW IN EXCESS OF 2. PROVIDE TERMINATION CAP W/ BACKDRAFT DAMPER.
- TEMPERED GLASS SHOWER ENCLOSURE OR SCREEN.
- (N) BUILT IN CABINETS.
- WHERE OCCURS: PROVIDE MIN. 26-GAUGE SHEET STEEL FOR DUCTS AT GARAGE, AND DUCTS PENETRATING THE WALLS OR CEILING'S SEPARATING THE GARAGE FROM THE DWELLING. DUCTS MAY HAVE NO OPENINGS INTO THE GARAGE. CRC §8302.5.2.
- PROVIDE MIN. 1/2" GYP. BD. ALL WALLS SEPARATING GARAGE FROM RESIDENCE AND ITS ATTIC. CRC §8302.5 & TABLE R302.6.
- BATHTUB AS SELECTED BY OWNER.
- UNDER FLOOR CRAWL SPACE ACCESS. PROVIDE MIN. 16"x24" OPENING THROUGH WALL.
- 200 AMP ELECTRICAL SERVICE W/DISCONNECT FOR MAIN RESIDENCE. SUB PANEL LOCATION TO BE DETERMINED.
- 100 AMP ELECTRICAL SERVICE W/DISCONNECT FOR ADU.
- CENTRAL (HSPF 10.0, SEER 16, EER/CECR 12.2), SPLIT HEAT PUMP (10.00 HSPF, 16.00 SEER) AND DUCTS. H.E.R.S. VERIFICATION REQUIRED PER ENERGY REPORT. MEANS SHALL BE PROVIDED TO SIMULTANEOUSLY DISCONNECT THE HEATER, MOTOR CONTROLLER(S), AND SUPPLEMENTARY OVERCURRENT PROTECTIVE DEVICES(S) OF ALL FIXED ELECTRIC SPACE-HEATING EQUIPMENT FROM ALL UNGROUNDED CONDUCTORS. PROVIDE MIN. 30" WIDE X 36" DEEP X 78" HIGH CLEAR WORKING SPACE.
- VCHP-DUCTLESS (HSPF 8.2, SEER 14, EER/CECR 11.7)
- RESIDENTIAL ELEVATOR AS SELECTED BY OWNER. SEE SHEET A2.4 FOR REQUIREMENT
- (N) WUI COMPLIANT DECK SURFACE.
- (N) ELECTRIC WATER HEATER, 50 G (AO SMITH \ HP10-50H45 BV). PROVIDE SEISMIC STRAPS WITHIN UPPER 1/3 AND LOWER 2/3 VERTICAL DIM OF APPLIANCE MIN. OF 4" SHALL BE MAINTAINED ABOVE THE CONTROLS.
- (N) STAIRWAY & HANDRAIL PER DETAIL 4/A4.0.
- FOR ELECTRIC VEHICLE (EV) CHARGING INFRASTRUCTURE, PROVIDE RACEWAY NOT LESS THAN 1" INSIDE DIA. TO ACCOMMODATE A DEDICATED 208 / 240 VOLT BRANCH CIRCUIT - THE RACEWAY SHALL ORIGINATE AT MAIN SERVICE OR SUB PANEL AND SHALL TERMINATE INTO A LISTED CABINET BOX CLOSE TO PROPOSED LOCATION OF EV CHARGER. THE SERVICE PANEL OR SUB PANEL SHALL PROVIDE CAPACITY TO INSTALL A 40 AMP MIN. DEDICATED BRANCH CIRCUIT AND SPACE RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVER CURRENT PROTECTION DEVICE.
- GUARDRAILS ARE REQUIRED AT OPEN SIDED WALKING SURFACES LOCATED MORE THAN 30" VERTICALLY TO THE FLOOR OR GRADE WITHIN 36" HORIZONTALLY OF THE OPEN SIDE. GUARDRAILS SHALL NOT BE LESS THAN 42" ABOVE THE ADJACENT WALKING SURFACE. OPENINGS IN GUARDRAIL SHALL NOT ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER.
- WATERPROOF ROOF DECK.



2 PROPOSED BASEMENT FLOOR PLAN

A2.1 BASEMENT FLOOR AREA 469 SF SCALE: 1/4" = 1'-0"

ARCHITECTS
FREDRIC C. DIVINE ASSOCIATES
 1924 FOURTH ST., SAN RAFAEL, CA 94901
 Phone: (415) 457-0220 Fax: (415) 454-9581

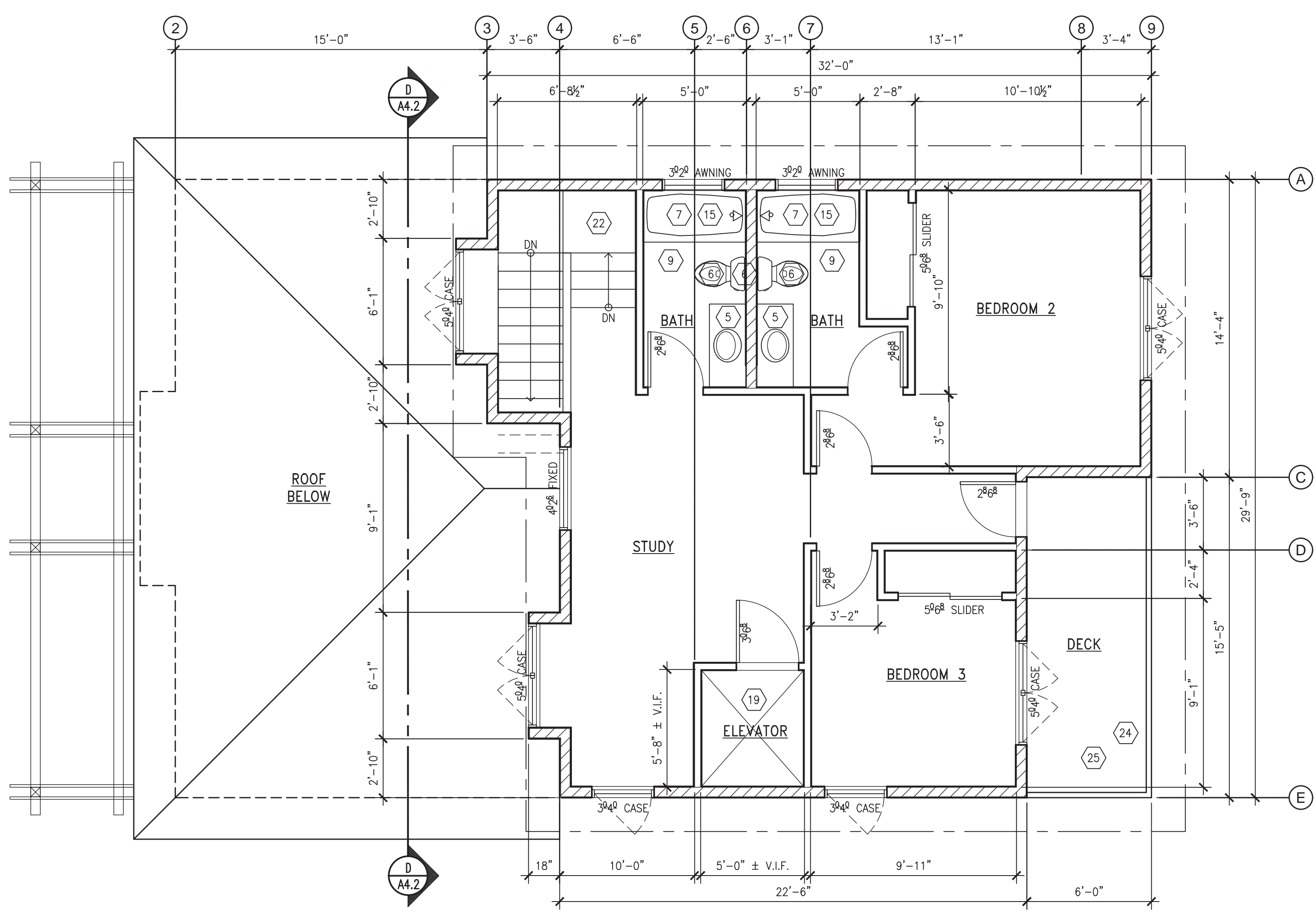
NEW RESIDENCE AND ADU
 79 WOOD LANE
 FAIRFAX, CA 94930
 APN: 002-062-03
 FOR: COBY FRIEDMAN

PROPOSED MAIN FLOOR PLAN
PROPOSED BASEMENT PLAN

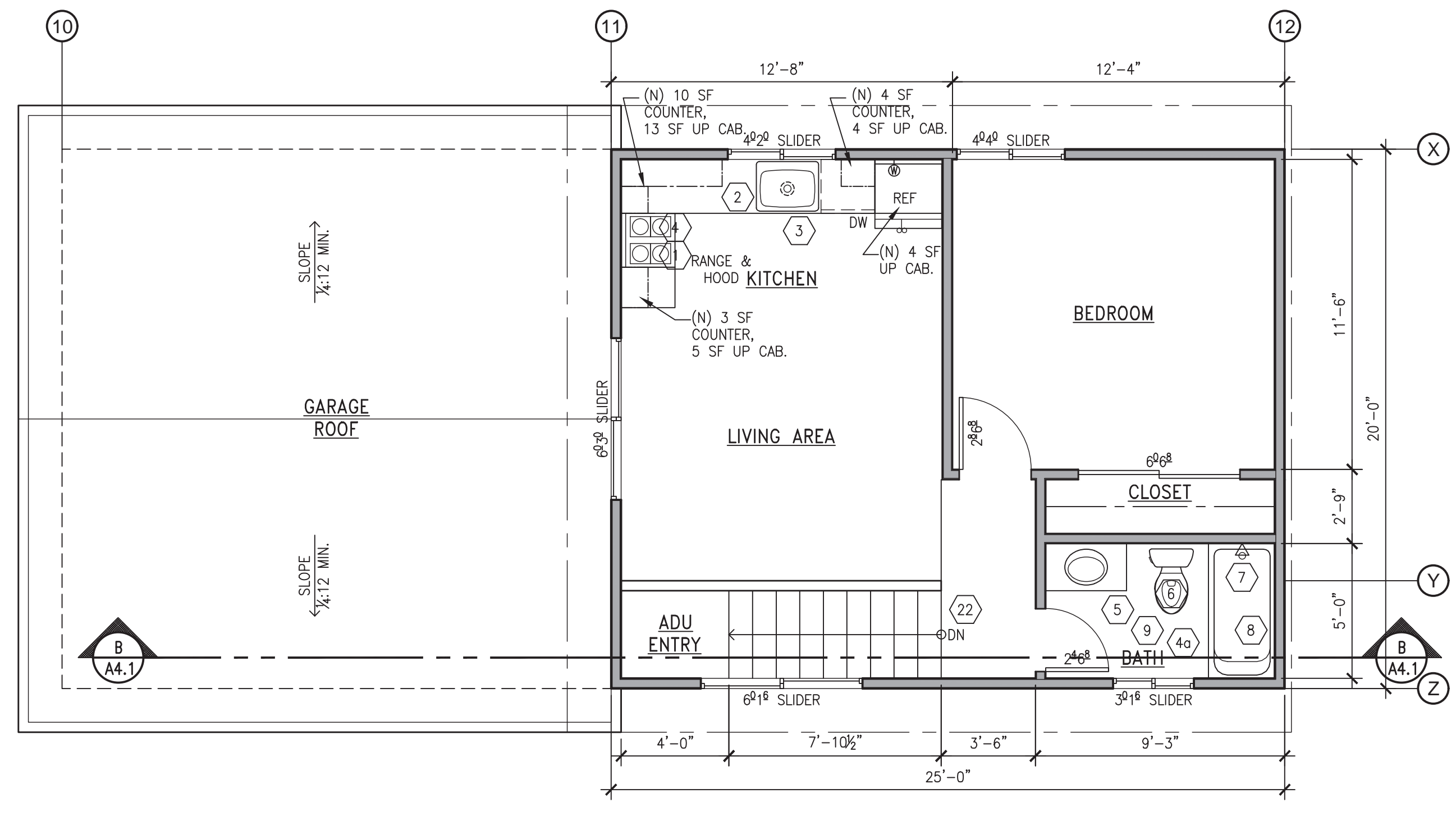
Revisions:
 03-17-2022 PERMIT SUBMITTAL
 04-06-2022 REVISED PERMIT SUBMITTAL
 06-23-2022 PLAN CHECK COMMENTS

Date: 06-20-2022
 Scale: As Noted
 Drawn: LSK
 Job #: 19049.00
 Prototype: DIVINE

A2.1



3 PROPOSED UPPER FLOOR PLAN
 UPPER FLOOR AREA 795 SF
 SCALE: 1/4" = 1'-0"
 NORTH



2 PROPOSED ADU PLAN
 ADU FLOOR AREA 500 SF
 SCALE: 1/4" = 1'-0"
 NORTH

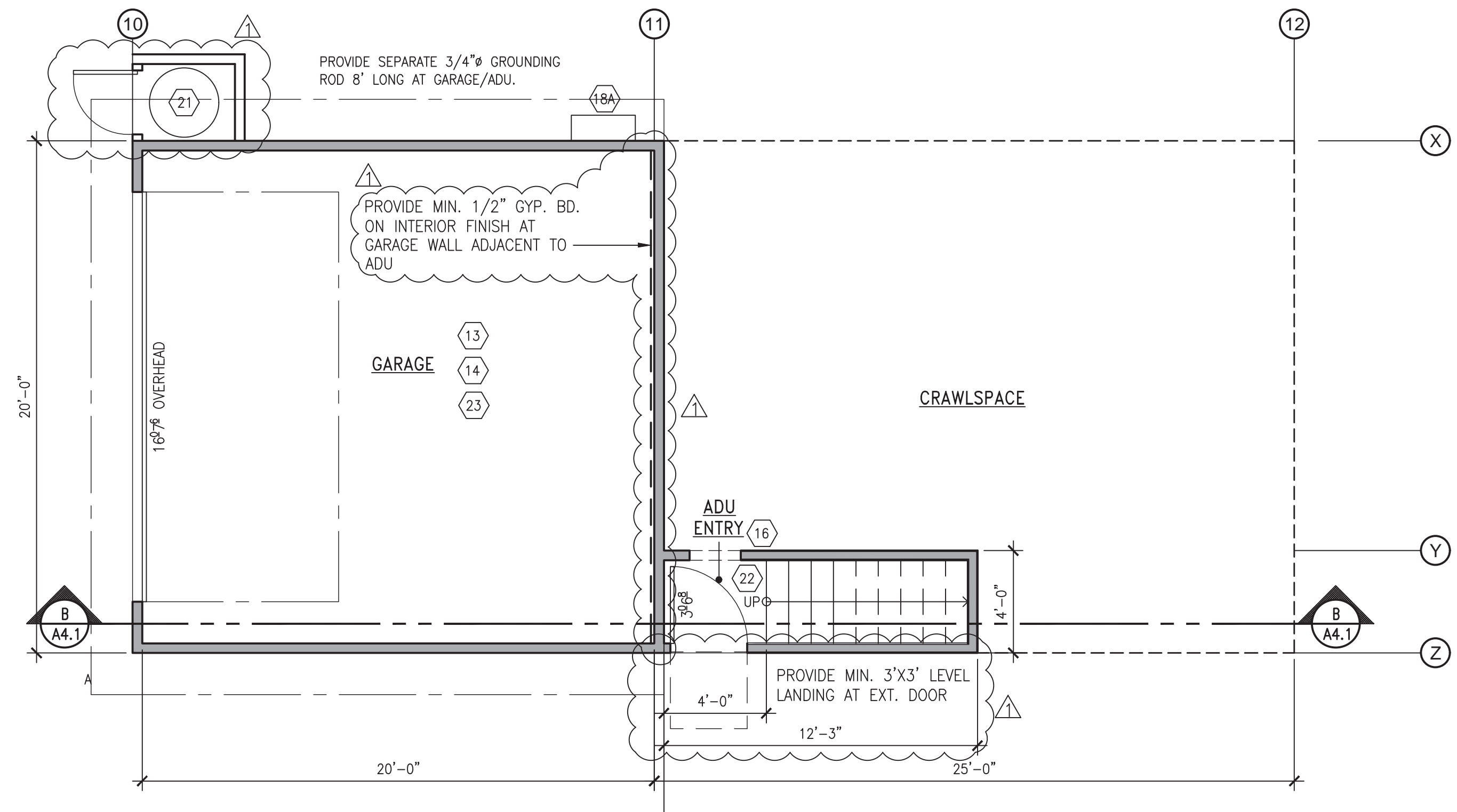
FLOOR PLAN KEYNOTES

- 1 (N) KITCHEN APPLIANCES TO BE SELECTED BY OWNER AND TO MEET ENERGY STAR REQUIREMENTS. (THESE INCLUDE DISHWASHER, GARBAGE DISPOSAL, RANGE, REFRIGERATOR, AND EXHAUST HOOD.)
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- 3 (N) KITCHEN SINK TO BE SELECTED BY OWNER. KITCHEN SINK SHALL HAVE A MAX. FLOW RATE OF 1.8 gpm @ 60 psi. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW, BUT NOT EXCEED 2.2 gpm @ 60 psi & MUST DEFAULT TO A MAX FLOW RATE OF 1.8 gpm.
- 4 KITCHEN EXHAUST HOOD TO BE MIN 104 CFM (0.35 WATTS/CFM) EXHAUST TO EXTERIOR. TO SERVE AS WHOLE HOUSE FAN. HERS VERIFICATION REQUIRED.
- 4a BATHROOM EXHAUST FAN TO BE 50 CFM.
- 5 (N) VANITY CASEWORK W/ SINK, FAUCET & MIRROR. FAUCET SHALL HAVE A MAX FLOW RATE OF 1.5 gpm @ 60 psi. CONFIRM FAUCET FLOW RATE @ (E) BATHROOMS.
- 6 (N) TOILET SHALL MEET 1.28 gpf MAX. THE TOILET SHALL BE LOCATED IN A SPACE A MIN. OF 30" WIDE. A 24" CLEAR SPACE IN FRONT OF THE TOILET SHALL BE PROVIDED.
- 7 (N) SHOWER HEAD AND FAUCET CONTROLS. NEW SHOWER HEADS SHALL HAVE A MAX. FLOW RATE OF 1.8 gpm @ 80 psi. CONTROLS SHALL BE THERMOSTATIC MIXING VALVE TYPE. WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER WHERE OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 gpm, OR SHOWER SHALL BE DESIGNED TO ALLOW ONLY 1 SHOWER OUTLET TO BE IN OPERATION AT A TIME.
- 8 (N) TILE SHOWER SURROUND OVER WATER-RESISTANT GYP. BD OR APPROVED BACKER BOARD TO A HEIGHT OF 72" MIN. OVER DRAIN INLET.
- 9 BATHROOM EXHAUST FANS WITH MIN. 50 CFM ARE REQUIRED IN EACH BATHROOM THAT CONTAINS A TUB OR SHOWER, AND MUST BE HUMIDITY-CONTROLLED (UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM). CALGREEN §4.506.1.
- 10 (N) WASHER / DRYER HOOKUPS. 4" @ GSM DRYER VENT SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL & VERTICAL LENGTH OF 14', INCLUDING 2' DEDUCTED FOR EACH 90° ELBOW IN EXCESS OF 2. PROVIDE TERMINATION CAP W/ BACKDRAFT DAMPER.
- 11 TEMPERED GLASS SHOWER ENCLOSURE OR SCREEN.
- 12 (N) BUILT IN CABINETS.
- 13 WHERE OCCURS: PROVIDE MIN. 26-GAUGE SHEET STEEL FOR DUCTS AT GARAGE, AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE GARAGE FROM THE DWELLING. DUCTS MAY HAVE NO OPENINGS INTO THE GARAGE. CRC §R302.5.2.

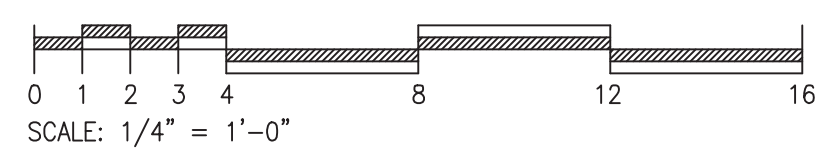
- 14 PROVIDE MIN. 1/2" GYP. BD. ALL WALLS SEPARATING GARAGE FROM RESIDENCE AND ITS ATTIC. CRC §R302.5 & TABLE R302.6.
- 15 BATHTUB AS SELECTED BY OWNER.
- 16 UNDER FLOOR CRAWL SPACE ACCESS. PROVIDE MIN. 16"x24" OPENING THROUGH WALL.
- 17 200 AMP ELECTRICAL SERVICE W/DISCONNECT FOR MAIN RESIDENCE. SUB PANEL LOCATION TO BE DETERMINED.
- 17a 100 AMP ELECTRICAL SERVICE W/DISCONNECT FOR ADU.
- 18 CENTRAL (HSPF 10.0, SEER 16, EER/CECR 12.2), SPLIT HEAT PUMP (10.00 HSPF, 16.00 SEER) AND DUCTS. H.E.R.S. VERIFICATION REQUIRED PER ENERGY REPORT. MEANS SHALL BE PROVIDED TO SIMULTANEOUSLY DISCONNECT THE HEATER, MOTOR CONTROLLER(S), AND SUPPLEMENTARY OVERCURRENT PROTECTIVE DEVICES(S) OF ALL FIXED ELECTRIC SPACE-HEATING EQUIPMENT FROM ALL UNGROUNDED CONDUCTORS. PROVIDE MIN. 30" WIDE X 36" DEEP X 78" HIGH CLEAR WORKING SPACE.
- 18a VCHP-DUCTLESS (HSPF 8.2, SEER 14, EER/CECR 11.7)
- 19 RESIDENTIAL ELEVATOR AS SELECTED BY OWNER. SEE SHEET A2.4 FOR REQUIREMENTS
- 20 (N) WUI COMPLIANT DECK SURFACE.
- 21 (N) ELECTRIC WATER HEATER, 50 G (AO SMITH \ HP10-50H45 BV). PROVIDE SEISMIC STRAPS WITHIN UPPER 1/3 AND LOWER 1/3 VERTICAL DIM OF APPLIANCE. MIN. OF 4" SHALL BE MAINTAINED ABOVE THE CONTROLS.
- 22 (N) STAIRWAY & HANDRAIL PER DETAIL 4/A4.0.
- 23 FOR ELECTRIC VEHICLE (EV) CHARGING INFRASTRUCTURE, PROVIDE RACEWAY NOT LESS THAN 1" INSIDE DIA. TO ACCOMMODATE A DEDICATED 208 / 240 VOLT BRANCH CIRCUIT - THE RACEWAY SHALL ORIGINATE AT MAIN SERVICE OR SUB PANEL AND SHALL TERMINATE INTO A LISTED CABINET BOX CLOSE TO PROPOSED LOCATION OF EV CHARGER. THE SERVICE PANEL OR SUB PANEL SHALL PROVIDE CAPACITY TO INSTALL A 40 AMP MIN. DEDICATED BRANCH CIRCUIT AND SPACE RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVER CURRENT PROTECTION DEVICE.
- 24 GUARDRAILS ARE REQUIRED AT OPEN SIDED WALKING SURFACES LOCATED MORE THAN 30" VERTICALLY TO THE FLOOR OR GRADE WITHIN 36" HORIZONTALLY OF THE OPEN SIDE. GUARDRAILS SHALL NOT BE LESS THAN 42" ABOVE THE ADJACENT WALKING SURFACE. OPENINGS IN GUARDRAIL SHALL NOT ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER.
- 25 WATERPROOF ROOF DECK.

WALL LEGEND

	(N) 2x6 STUD WALL
	(N) 2x4 STUD WALL
	(N) 2x4 LOW HEIGHT STUD WALL



1 PROPOSED GARAGE PLAN
 GARAGE FLOOR AREA 400 SF
 SCALE: 1/4" = 1'-0"
 NORTH



EXTERIOR LIGHTING SCHEDULE					
Symbol	Label	MANUFACTURER/ MODEL	LAMP TYPE	Lum. Lumens	Comments
⊕	A	JOHN TIMBERLAND "WESTLEY" 8-1/2" HIGH x 7-1/4" WIDE	3,000K, LED 13W	1150	WALL MOUNTED EXTERIOR DOORS/ GARAGE
⊕	B	ELCO 6" RECESSED	3,000K, LED 10W	830	SOFFIT LIGHT
INTERIOR LIGHTING AS SELECTED BY OWNER					
ALL EXTERIOR LIGHT FIXTURES SHALL BE DARK SKY COMPLIANT					

MECHANICAL/ELECTRICAL PLAN SYMBOL LEGEND

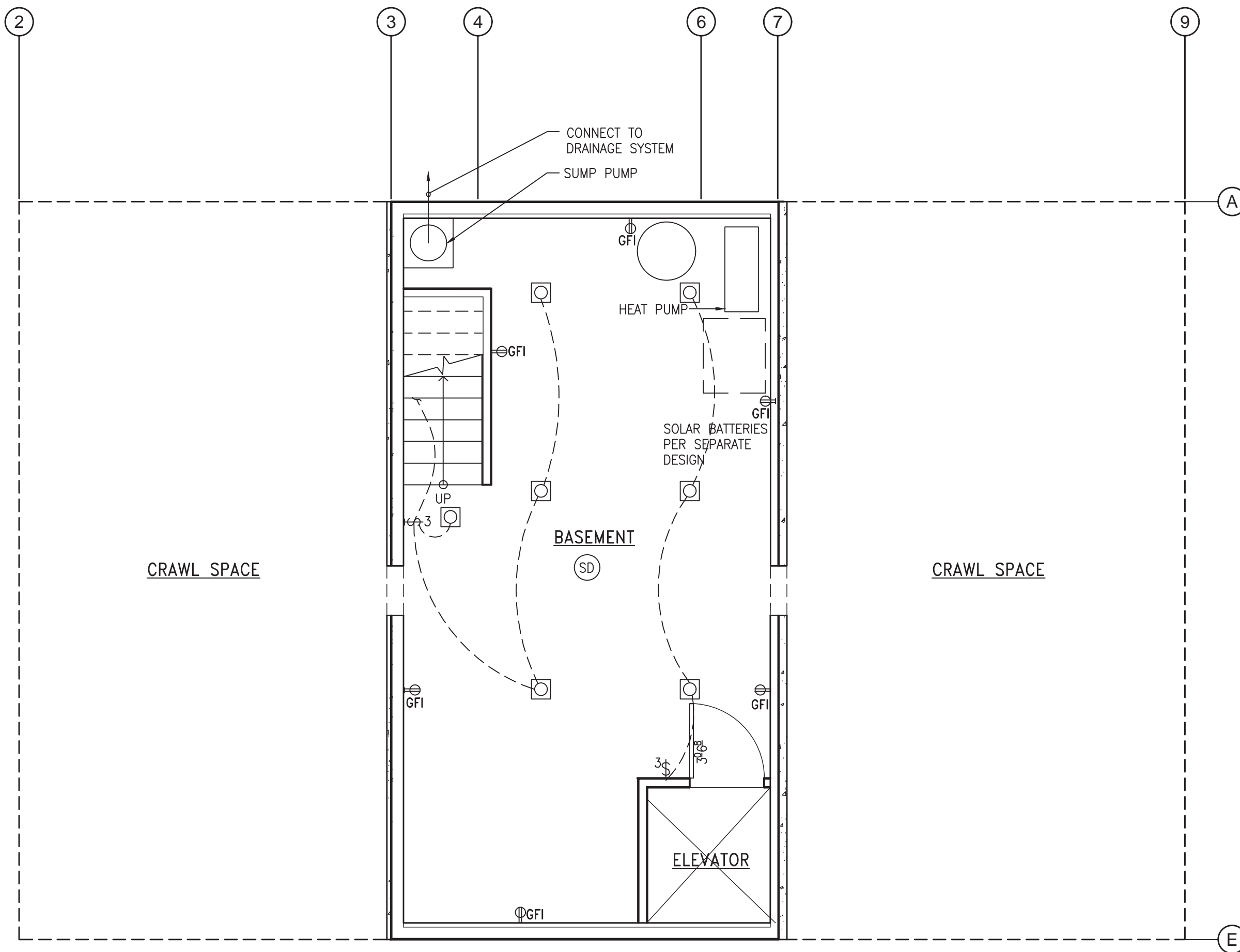
NOTE: ALL ITEMS (N) U.O.N.

⊕	110v DUPLEX RECEPTACLE AT +18" A.F.F. U.O.N.	⊕	RECESSED LED LIGHT FIXTURE. (N) LED BULB AT (E) FIXTURE, TYP. WHERE OCCURS.
⊕	110v DUPLEX RECEPTACLE W/ GROUND FAULT CIRCUIT INTERRUPTER (GFI/GFCI) AT +18" A.F.F. U.O.N.	⊕	WALL-MOUNTED LIGHT FIXTURE.
⊕	110v DUPLEX RECEPTACLE W/ GROUND FAULT CIRCUIT INTERRUPTER (GFI/GFCI) IN WATERPROOF HOUSING AT +18" A.F.F. U.O.N.	⊕	PENDANT LIGHT FIXTURE.
⊕	SWITCHED 110v DUPLEX RECEPTACLE AT +18" A.F.F. U.O.N.	⊕	SURFACE-MOUNTED LIGHT FIXTURE.
⊕	220v RECEPTACLE AT +18" U.O.N.	⊕	TRACK LIGHTING FIXTURE, MOUNTED TO SIDE OF (E) BEAM.
⊕	WASHING MACHINE 1/2" DIA. HOT & COLD WATER SUPPLY (L) AND SEWER DRAIN (S), HEIGHT AS NOTED.	⊕	RECESSED COMBO EXHAUST FAN/LED LIGHT FIXTURE, FAN AND LIGHT SWITCHED SEPARATELY. BATHROOM EXHAUST FANS WITH MIN. 50 cfm ARE REQUIRED IN EACH BATHROOM THAT CONTAINS A TUB OR SHOWER, AND MUST BE HUMIDITY CONTROLLED.
⊕	REFRIGERATOR WATER HOOKUP AT +12" U.O.N.	⊕	RECESSED EXHAUST FAN. BATHROOM EXHAUST FANS WITH MIN. 50 cfm ARE REQUIRED IN EACH BATHROOM THAT CONTAINS A TUB OR SHOWER, AND MUST BE HUMIDITY CONTROLLED.
⊕	GAS VALVE, HEIGHT PER APPLIANCE MANUFACTURER'S SPECIFICATIONS.	⊕	RANGE HOOD EXHAUST VENT, MIN. 100 cfm DUCTED TO EXTERIOR.
⊕	HOSE BIB AT +18" A.F.F. U.O.N.	⊕	SMOKE DETECTOR, HARD-WIRED AND INTERCONNECTED TO OTHER UNITS.
⊕	SWITCH.	⊕	CARBON MONOXIDE DETECTOR, HARD-WIRED AND INTERCONNECTED TO OTHER UNITS.
⊕	3-WAY SWITCH.	(E)	EXISTING.
⊕	SWITCH WITH VACANCY SENSOR.	(N)	NEW.
⊕	SWITCH WITH MOTION SENSOR.	A.F.F.	ABOVE FINISH FLOOR (ABOVE GRADE AT EXTERIOR LOCATIONS).
⊕	DIMMER SWITCH.	DW	DISHWASHER.
⊕	3-WAY DIMMER SWITCH.	RELOC.	EXISTING TO BE RELOCATED.
⊕	GARBAGE DISPOSAL AT UNDERSIDE OF KITCHEN SINK.	T.M.E.	TO MATCH EXISTING.
⊕	DRYER DUCT AND DRYER DUCT VENT OUTLET, 12" MIN. EXHAUST HEIGHT ABOVE GRADE AT EXTERIOR. MAX 4" DRYER DUCT LENGTH = 35', REDUCE BY 2.5' FOR EACH 45° BEND, AND REDUCE BY 5' FOR EACH 90° BEND.	U.O.N.	UNLESS OTHERWISE NOTED.

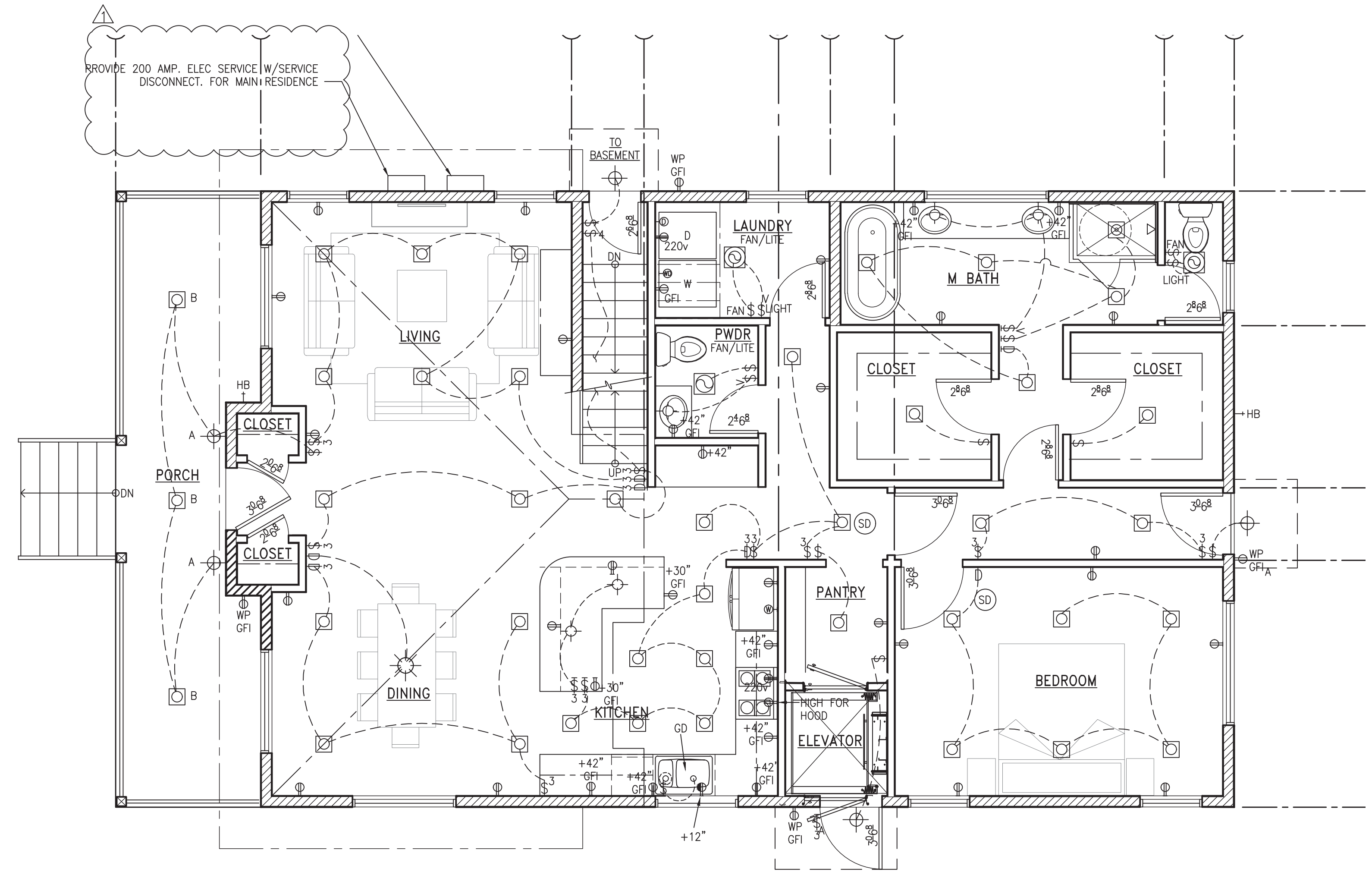
ELECTRICAL/ MECHANICAL NOTES

- EXTERIOR OF HOUSE SHALL SHOW LOCATION OF ADDRESS NUMBERS PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET FRONTING THE PROPERTY. ADDRESS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED AND REMAIN ILLUMINATED AT ALL HOURS OF DARKNESS. NUMBERS MUST BE MIN 4" HIGH W/ 1/2" STROKE FOR RESIDENTIAL OCCUPANCIES. THE ADDRESS MUST BE CONTRASTING IN COLOR TO THEIR BACKGROUND.
- ALL NEW 120V, SINGLE PHASE, 15- AND 20-AMP BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN A DWELLING UNIT SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE, OR A LISTED OUTLET BRANCH-CIRCUIT TYPE AFCI LOCATED AT THE FIRST RECEPTACLE OUTLET OF THE EXISTING BRANCH CIRCUIT INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. CEC §210.12(B).
- SPECIFY WATERPROOF GFCI PROTECTED OUTLETS AT EXTERIOR IN A READILY ACCESSIBLE LOCATION. CEC §210.8(A)(3). EXTERIOR OUTLETS ARE REQUIRED AT THE FRONT AND BACK OF THE HOUSE. OUTLETS SHALL NOT BE LOCATED MORE THAN 2.0 m (6 1/2 FEET) ABOVE GRADE. CEC §210.52(E).
- BALCONIES, DECKS, AND PORCHES THAT ARE ACCESSIBLE FROM INSIDE THE DWELLING UNIT SHALL HAVE AT LEAST ONE RECEPTACLE OUTLET INSTALLED WITHIN THE PERIMETER OF THE BALCONY, DECK, OR PORCH. RECEPTACLES SHALL NOT BE LOCATED MORE THAN 2.0 m (6 1/2 FEET) ABOVE THE WALKING SURFACE. CEC §210.52(E)(3).
- CARBON MONOXIDE ALARMS:
 - WHERE MORE THAN ONE CARBON MONOXIDE DETECTOR IS REQUIRED, THE ALARM SHALL BE INTERCONNECTED IN A MANNER THAT THE ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.
 - CARBON MONOXIDE DETECTORS SHALL BE POWERED BY BUILDING WIRING CURRENT WITH BATTERY BACKUP. EXISTING CO₂ DETECTORS MAY BE BATTERY OPERATED.
- HARDWIRED SMOKE ALARMS WITH BATTERY BACK-UP ARE REQUIRED IN EACH BEDROOM, IN EACH HALLWAY OUTSIDE A BEDROOM, AND AT EACH FLOOR LEVEL. ANY EXISTING SMOKE ALARMS THAT ARE MORE THAN 10 YEARS OLD ARE TO BE REPLACED. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3' HORIZONTALLY FROM DOOR / OPENING OF BATHROOMS CONTAINING A BATH TUB, SHOWER, UNLESS PLACEMENTS PREVENT MEETING OTHER REQUIRED LOCATIONS. SPECIFIC LOCATION REQUIREMENTS FOR SMOKE DETECTORS PER IRC R314.3.3 / NFPA SECT. 29.8.3.4.
- WHERE MORE THAN ONE SMOKE DETECTOR IS REQUIRED, INDICATE THAT THEY ARE ALL INTERCONNECTED, SO THAT ACTIVATION OF ONE WILL ACTIVATE THEM ALL.
- ALL RECEPTACLES SERVING KITCHEN COUNTERTOPS SHALL BE GFCI PROTECTED. RECEPTACLES ARE TO BE INSTALLED AT ALL COUNTERTOPS 12" OR GREATER AND IN SUCH THAT NO LOCATION IS MORE THAN 24" FROM AN OUTLET.
- THE ELECTRICAL RECEPTACLES MUST BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6', MEASURED HORIZONTALLY, FROM AN OUTLET. THIS INCLUDES ANY WALL SPACE OF 2' OR MORE IN LENGTH.
- INSTALL ARC-FAULT CIRCUIT INTERRUPTERS (AFCI) ON ALL 15 AND 20 AMP RECEPTACLE OUTLETS IN KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, BEDROOMS, LAUNDRY ROOMS AND SIMILAR ROOMS. IN ACCORDANCE WITH CEC 210.12(A).
- PROVIDE A MINIMUM OF TWO SEPARATE 20-AMP CIRCUITS TO KITCHEN, BREAKFAST ROOM, AND ONE SEPARATE 20-AMP CIRCUIT TO LAUNDRY OR SIMILAR ROOM.
 - ALL INSTALLED LUMINAIRES, OR LIGHTING FIXTURES MUST BE HIGH EFFICACY.
 - LUMINAIRES RECESSED INTO CEILINGS MUST MEET REQUIREMENTS FOR: INSULATION CONTACT (I.C.); LABELING; AIR LEAKAGE; SEALING; MAINTENANCE; AND SOCKET AND LIGHT SOURCE.
 - SCREWED BASE LUMINAIRES MUST NOT BE DOWNLIGHT LUMINAIRES IN CEILINGS AND MUST CONTAIN LAMPS THAT COMPLY WITH REFERENCE JOINT APPENDIX JAB.
 - LIGHT SOURCES INSTALLED IN ENCLOSED LUMINAIRES MUST BE JAB COMPLIANT AND MUST BE MARKED "JAB-2016-E".
 - ALL FORWARD PHASE CUT DIMMERS USED WITH LED LIGHT SOURCES MUST COMPLY WITH NEMA SSL 7A.
 - LUMINAIRES MUST BE SWITCHED WITH READILY ACCESSIBLE CONTROLS THAT PERMIT THE LUMINAIRES TO BE MANUALLY SWITCHED ON AND OFF.
 - NO LIGHTING CONTROL MUST BYPASS A DIMMER OR VACANCY SENSOR FUNCTION IF THE CONTROL IS INSTALLED TO COMPLY WITH RESIDENTIAL LIGHTING REQUIREMENTS.
 - IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES MUST BE CONTROLLED BY A VACANCY SENSOR.
 - DIMMERS OR VACANCY SENSORS MUST CONTROL ALL LUMINAIRES REQUIRED TO HAVE LIGHT SOURCES COMPLIANT WITH REFERENCE JOINT APPENDIX JAB, EXCEPT LUMINAIRES IN CLOSETS LESS THAN 70 SF AND LUMINAIRES IN HALLWAYS.
 - UNDER CABINET LIGHTING MUST BE SWITCHED SEPARATELY FROM OTHER LIGHTING SYSTEMS.

- OUTDOOR LIGHTING PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING, OR TO OTHER BUILDINGS ON THE SAME LOT:
 - MUST BE CONTROLLED BY A MANUAL ON AND OFF SWITCH THAT DOES NOT OVERRIDE TO ON THE AUTOMATIC ACTIONS OF 2.) & 3.) BELOW.
 - CONTROLLED BY A PHOTOCELL AND MOTION SENSOR CONTROLS THAT OVER RIDE TO ON SHALL NOT BE ALLOWED UNLESS THE OVER RIDE AUTOMATICALLY REACTIVATES THE MOTION SENSOR WITHIN 6 HOURS, OR:
 - CONTROLLED BY ONE OF THE FOLLOWING:
 - PHOTO CONTROL AND AUTOMATIC TIME SWITCH CONTROL.
 - ASTRONOMICAL TIME CLOCK.
 - ENERGY MANAGEMENT SYSTEM.
- NOT USED
- MECHANICAL DRAFT VENTS (OTHER THAN DIRECT VENT) MUST TERMINATE:
 - AT LEAST 3 FEET ABOVE ANY FORCED AIR INLET LOCATED WITHIN 10 FEET.
 - AT LEAST 4 FEET BELOW OR HORIZONTALLY OR 1 FOOT ABOVE ANY DOOR OR OPERABLE WINDOW OR AIR INLET.
 C. VENTS FOR DIRECT VENT APPLIANCES MUST TERMINATE:
 - AT LEAST 6" FROM AIR OPENINGS FOR INPUT RATING UP TO 10k BTU/HR.
 - AT LEAST 9" FOR INPUT RATING OVER 10k UP TO 50k BTU/HR.
 - AT LEAST 12" FOR INPUT RATING OVER 50k BTU/HR.
- BATHROOM EXHAUST FANS ARE REQUIRED IN EACH BATHROOM THAT CONTAINS A TUB OR SHOWER, AND MUST BE HUMIDITY-CONTROLLED (UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM). CALGREEN §4.506.1. EXHAUST FANS MUST BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS.
- IN EVERY KITCHEN, FAMILY ROOM, DINING ROOM, LIVING ROOM, PARLOR, LIBRARY, DEN, SUNROOM, BEDROOM, RECREATION ROOM OR SIMILAR ROOM OR AREA OF DWELLING UNITS, ALL 125 VOLT, 15 AND 20 AMP RECEPTACLES SHALL BE LISTED AS TAMPER RESISTANT. CEC §210.52
- PROVIDE AT LEAST ONE 20 AMP CIRCUIT FOR BATHROOM OUTLETS, WITH NO OTHER OUTLETS ON THE CIRCUIT. CEC §210.11(C)(3).
- CLOTHES CLOSET LIGHT FIXTURE CLEARANCES SHALL CONFORM TO CEC §410.16. INCANDESCENT FIXTURES WITH OPEN OR PARTIALLY ENCLOSED LAMPS AND PENDANT FIXTURES OR LAMP HOLDERS ARE NOT ALLOWED IN CLOSETS.
- ALL 125v, SINGLE PHASE, 15 AND 20 AMP RECEPTACLES INSTALLED IN THE FOLLOWING LOCATIONS SHALL HAVE GROUND FAULT INTERRUPTER (GFCI) PROTECTION:
 - BATHROOMS
 - GARAGES AND ACCESSORY BUILDINGS WITH FLOOR AT OR BELOW GRADE NOT USED AS HABITABLE ROOMS.
 - OUTDOORS
 - CRAWL SPACES
 - UNFINISHED BASEMENTS
 - KITCHENS
 - BOATHOUSES
 - WITHIN 6'-0" OF BATHTUBS OR SHOWERS
 - LAUNDRY AREAS
- AT LEAST ONE RECEPTACLE WITH GFCI PROTECTION SHALL BE INSTALLED WITHIN 6'-0" OF OUTSIDE EDGE OF EACH SINK. RECEPTACLE MAY ALSO BE INSTALLED ON SIDE / FACE OF CABINET, NOT MORE THAN 12" BELOW THE COUNTERTOP.
- PROVIDE AT LEAST ONE RECEPTACLE OUTLET WITH GFCI PROTECTION PER CAR SPACE. THE BRANCH CIRCUIT SUPPLYING THE RECEPTACLE(S) SHALL NOT SUPPLY OUTLETS OUTSIDE THE GARAGE.
- LIGHT FIXTURES LOCATED WITHIN THE OUTSIDE DIMENSION OF A BATHTUB OR SHOWER TO A HEIGHT OF 8'-0" VERTICALLY FROM TOP OF BATHTUB OR SHOWER THRESHOLD SHALL BE LABELED "SUITABLE FOR DAMP LOCATIONS, OR SUITABLE FOR WET LOCATIONS WHERE SUBJECT TO SHOWER SPRAY"
- ALL OUTLET RECEPTACLES IN THE BASEMENT ARE REQUIRED TO BE GFCI PROTECTED.
- MEANS SHALL BE PROVIDED TO SIMULTANEOUSLY DISCONNECT ELEC. HEAT PUMP FAU, MOTOR CONTROLLER AND SUPPLEMENTARY OVERCURRENT PROTECTIVE DEVICES FROM ALL UNGROUNDED CONDUCTORS.



2 BASEMENT LEVEL ELECTRICAL & LIGHTING PLAN
A2.3 SCALE: 1/4" = 1'-0"



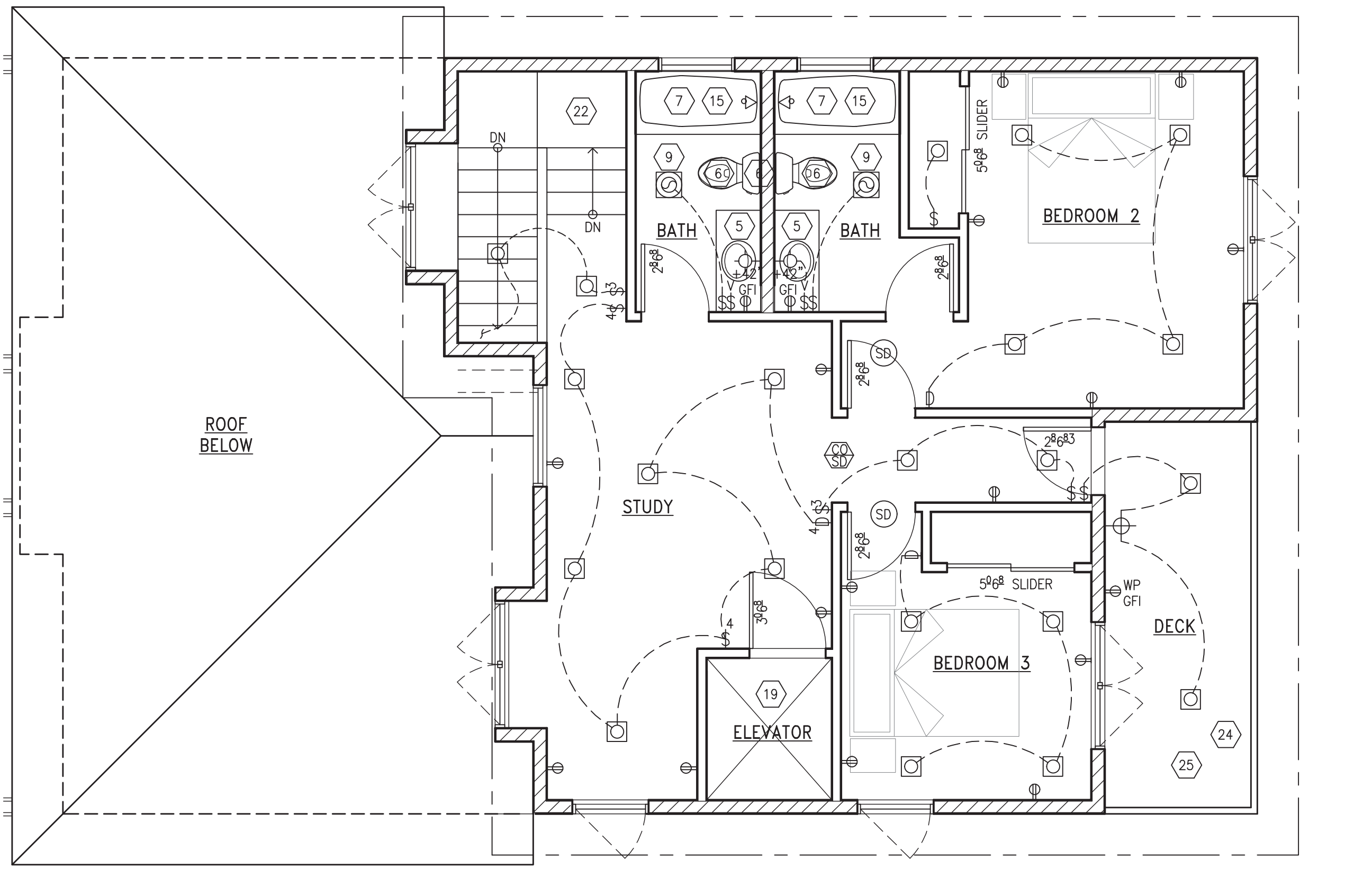
1 MAIN FLOOR ELECTRICAL & LIGHTING PLAN
A2.3 SCALE: 1/4" = 1'-0"

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LOWER LEVEL LIGHTING & ELECTRICAL PLAN
BASEMENT LEVEL LIGHTING & ELECTRICAL PLAN

Revisions	03-17-2022
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REVISED PERMIT SUBMITTAL	06-23-2022
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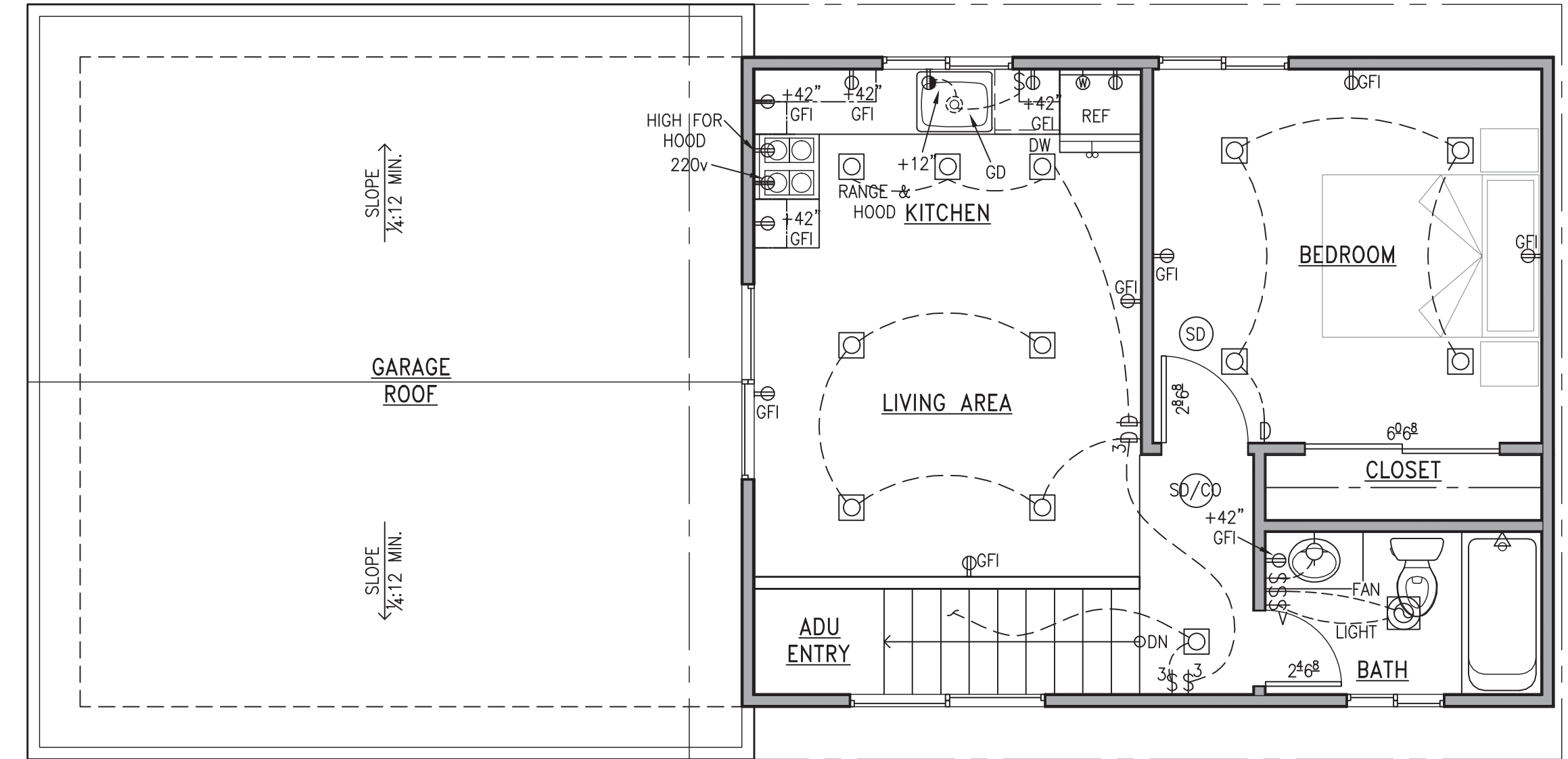
A2.3



1 UPPER LEVEL ELECTRICAL & LIGHTING PLAN

SCALE: 1/4" = 1'-0"

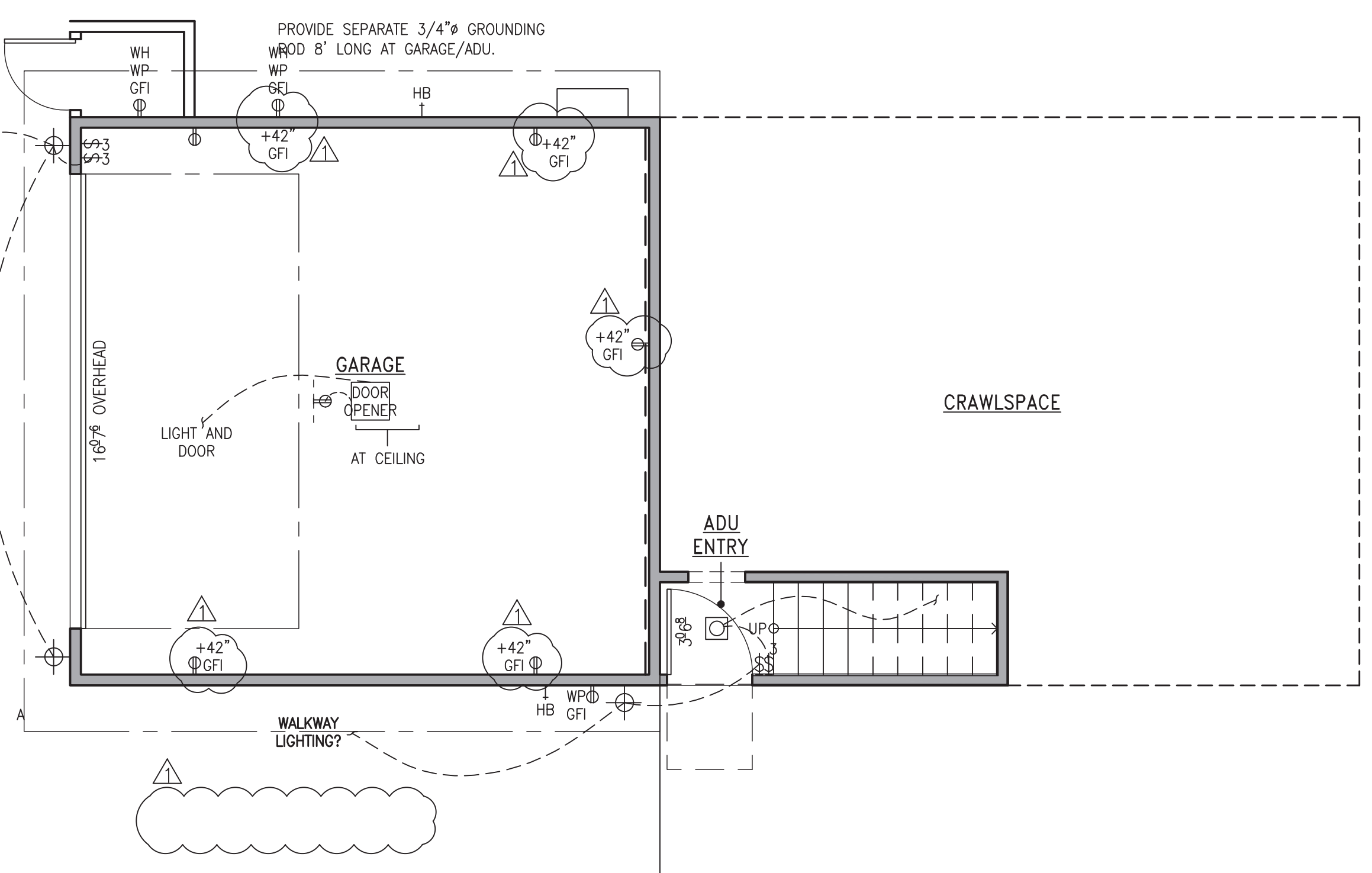
NORTH



2 ADU ELECTRICAL & LIGHTING PLAN

SCALE: 1/4" = 1'-0"

NORTH



3 GARAGE ELECTRICAL & LIGHTING PLAN

SCALE: 1/4" = 1'-0"

NORTH

Electrical Requirements for Elevator Machinery Space (by G.C. / Owner / Other) LLT & LLH

By General Contractor / Owner

Each home elevator requires five (5) items from your Electrician and Telecommunications Contractor(s). They are as follows:

1. Main Power - 10/3 with Ground (min. 6") Pigtail connected to house 30 Amp dedicated circuit.
2. Cab Light Power - 1/2-2 with Ground (min. 6") Pigtail connected to house 20 Amp dedicated circuit.
3. One (1) GFI Outlet.
4. One (1) Light Fixture (with protective cover over bulb) with wall switch.
5. One (1) Live Land Based Phone Line with pigtail (10'-0" Min.) per code.

PLEASE BE ADVISED THAT POWER ON THE 240 VAC LINE MUST BE A 10-3 WIRE WITH A GROUND AND INSURE THERE IS A DEDICATED NEUTRAL TO THE UNIT.

Explanation: The 240 VAC feed should have a black, red, white and ground wire coming to the machine room. All electrical contractors will have full knowledge of this requirement. Simply insure they are aware of the requirement. Black and red are powered with 120 VAC, each totaling 240 VAC. White is neutral. Ground to ground standard. Also, standard telephone line should be pulled to machine room with approximately ten feet extra length inside machine room. If further explanation or clarification is needed, please contact your local sales representative.

RESIDENTIAL ELEVATORS
Cleaning Your Standard of Living
800.832.2004

Elevator Electrical Requirements

Traction Application

Hydraulic Application

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HOR HP4 A 15 950# RH RAIL, FRONT/REAR OPENING, ACCORDION GATE, 15 SQ. FT. LUXURY LIFT LLT TRACTION

STANDARD HOISTWAY PLAN
NOTE: ALL DIMENSIONS ARE APPROXIMATE

NOTES:

1. MINIMUM HOISTWAY DEPTH TO BE 54-1/2"
2. CAR TO WALL (CTW) DIMENSION IS 3" MIN.
3. HOISTWAY DOORS & FRAMES MUST BE INSTALLED TO COMPLY WITH THE AUTHORITY HAVING JURISDICTION REQUIREMENTS. THESE DIMENSIONS VARY. CONSULT YOUR RESIDENTIAL ELEVATORS SALES REPRESENTATIVE FOR DETAILS PRIOR TO CONSTRUCTION.
4. HOISTWAY DOORS TO BE SOLID CORE (BY OTHERS).
5. CLEAR CAB DIMENSIONS BASED ON 3/4" FLAT WALL CAB DESIGN.

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HYD M02 ALTERNATE MACHINE ROOM SPECIFICATIONS LUXURY LIFT LLH HYDRAULIC

ALTERNATE MACHINE ROOM LAYOUT

NOTES:

1. 200 V, 3 POLE, SINGLE PHASE WITH 50 AMP (BY OTHERS) ALSO, PROVIDE 120 V, FUSED DISCONNECT OR 15 AMP CIRCUIT BREAKER FOR CAB LIGHTS (BY OTHERS).
2. PROVIDE A PHONE LINE TO THE ELEVATOR MACHINE ROOM AND INSTALL IN A 4" x 4" BOX WITH COVER (8" x 10" TAIL MIN.) (BY OTHERS).
3. LIGHT SWITCH TO BE INSTALLED ADJACENT TO LOCK SIDE OF THE DOOR (BY OTHERS).
4. MACHINE ROOM DOOR TO BE A MINIMUM OF 30" WIDE (BY OTHERS).
5. A GFI RECEPTACLE IS TO BE PROVIDED IN THE ELEVATOR MACHINE ROOM / SPACE (BY OTHERS).
6. 5'-6" MIN. HEADROOM REQ'D FOR ELEVATED PLATFORM STANDS.
7. FLOOR MOUNT PUMPING UNIT DIMENSIONS: 28" W x 16-1/2" D x 27-1/2" H

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APN: 002-062-03
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RESIDENTIAL ARCHITECT
LURA S. KEHLEN
NO. C 25466
REN. 01-31-23
STATE OF CALIFORNIA

UPPER LEVEL LIGHTING & ELECTRICAL PLAN
ADU & GARAGE LIGHTING & ELECTRICAL PLANS

Revisions:
 03-17-2022 PERMIT SUBMITTAL
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A2.4

PROPOSED EXTERIOR FINISH COLORS

- METAL ROOF:**
ASC STRATA RIB "SLATE GREY"
- FASCIA & GUTTER**
TO MATCH BENJAMIN MOORE OC-16 "CEDAR KEY"
- CEMENT BOARD LAP SIDING:**
JAMES HARDIE SIDING PAINTED BENJAMIN MOORE HC-137 "WATERBURY GREEN"
- STUCCO WAINSCOT:**
PAINTED BENJAMIN MOORE OC-16 "CEDAR KEY"
- WINDOWS:**
MARVIN ESSENTIAL FIBERGLASS "EBONY" EXTERIOR COLOR, "STONE WHITE" INTERIOR COLOR
- CEMENT BOARD WINDOW TRIM:**
PAINTED BENJAMIN MOORE OC-16 "CEDAR KEY"
- RAILINGS:**
BLACK METAL

EXTERIOR LIGHTING SHALL BE DARK SKY COMPLIANT.

TEMPERED GLAZING REQUIREMENTS

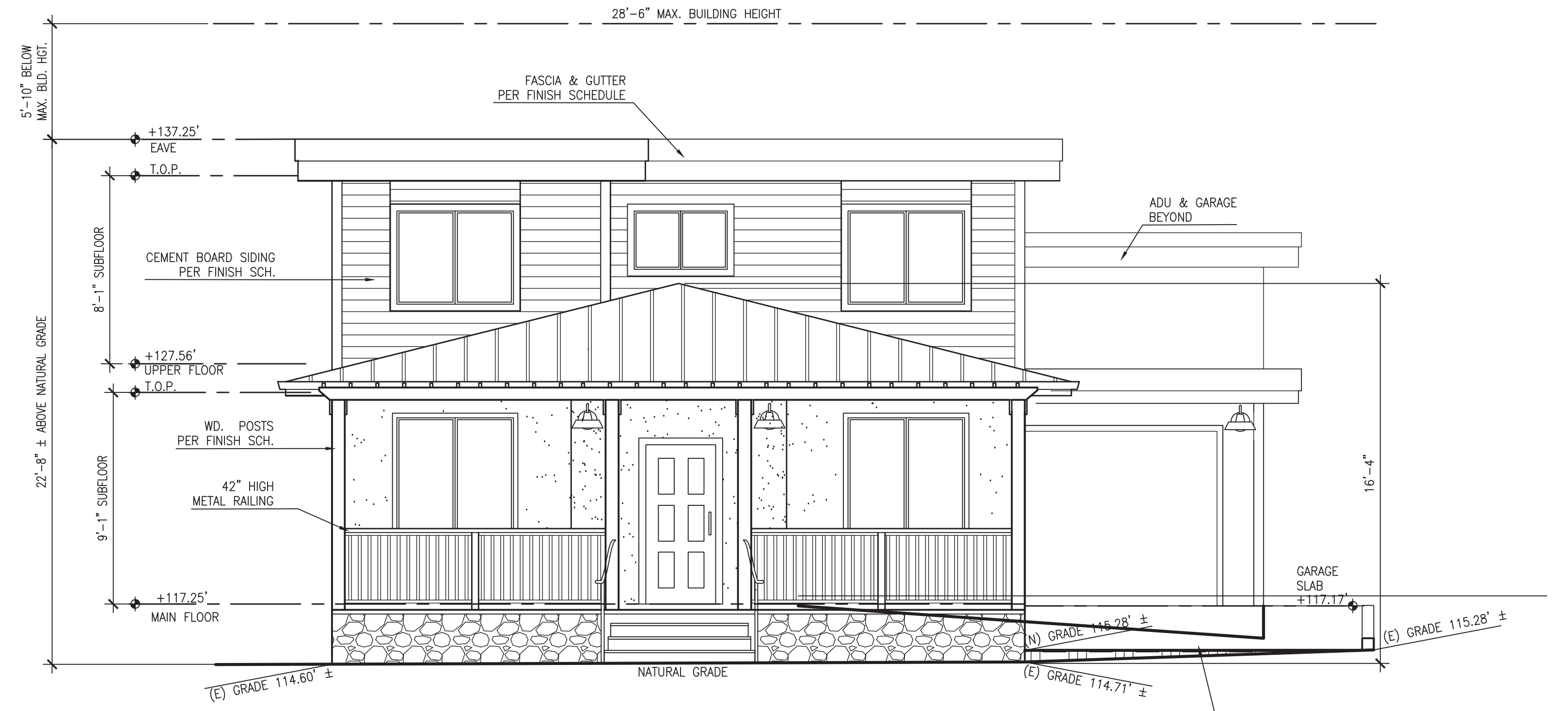
- IN THE SAME PLANE OF A DOOR IN THE CLOSED POSITION AND WITHIN TWO FEET OF EITHER SIDE OF THE DOOR.
- GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING, AND BIFOLD DOORS.
- ON A WALL PERPENDICULAR TO THE PLANE OF A DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES OF THE HINGE SIDE OF IN-SWINGING DOOR.
- ADJACENT TO A BOTTOM STAIR LANDING WHERE GLAZING IS LESS THAN 36 INCHES ABOVE THE LANDING AND WITHIN 60 INCHES HORIZONTALLY OF THE LANDING.
- ADJACENT TO STAIRS OR RAMP WHERE GLAZING IS LOCATED LESS THAN 36 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
- WITHIN A PORTION OF WALL ENCLOSING A TUB/SHOWER WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE STANDING SURFACE AND DRAIN INLET.
- WITHIN 60 INCHES OF A TUB/SHOWER WHERE THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
- ANY GLAZING MEETING ALL THE FOLLOWING CONDITIONS:
EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET
EXPOSED BOTTOM EDGE IS LESS THAN 18 INCHES ABOVE THE FINISHED FLOOR
EXPOSED TOP EDGE IS GREATER THAN 36 INCHES ABOVE THE FINISHED FLOOR
WHERE A WALKING SURFACE IS WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING

WILDLAND URBAN INTERFACE REQUIREMENTS

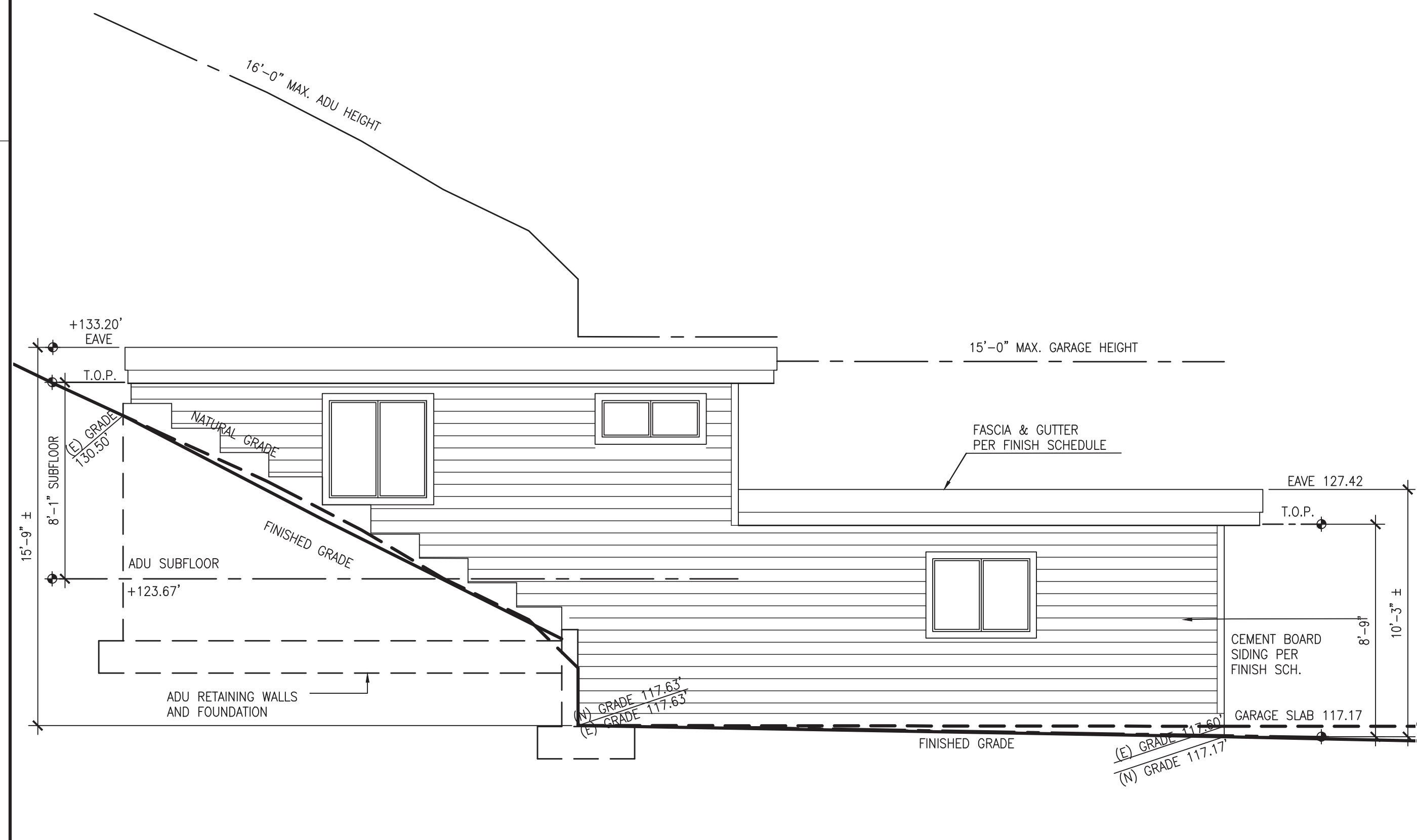
1. EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED OPENINGS IN EXTERIOR DOORS SHALL BE INSULATING GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE, OR GLASS BLOCK UNITS, OR HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO FNPA 257.

ENERGY EFFICIENCY REQUIREMENTS

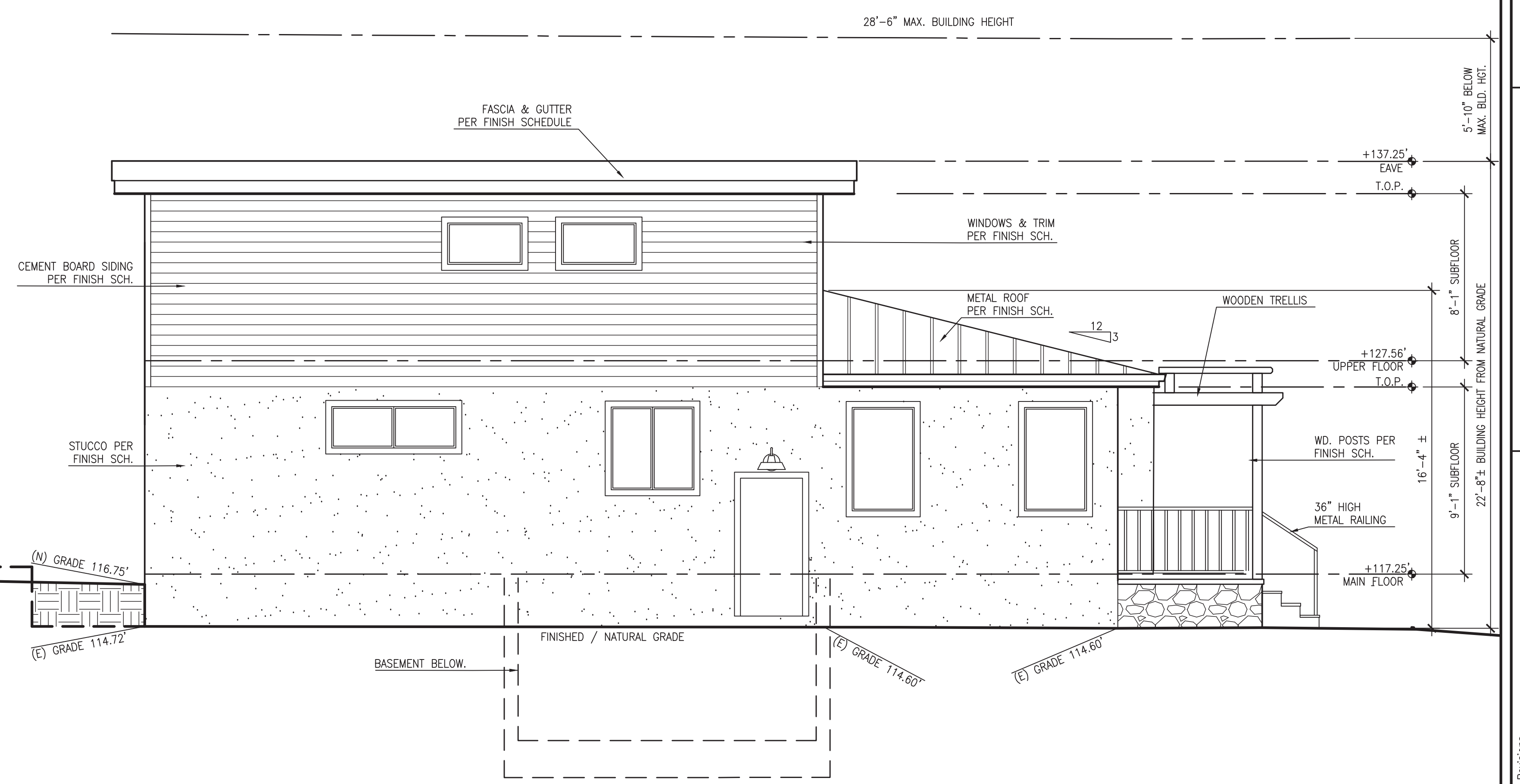
VERTICAL GLAZING SHALL HAVE A U-FACTOR OF 0.32 OR LESS, AND SHGC OF 0.3 OR LESS.



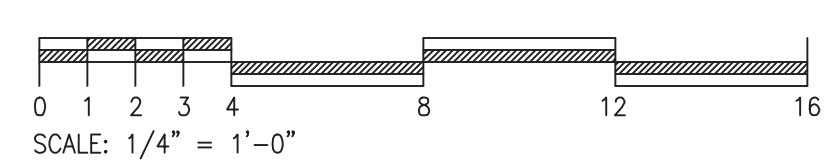
3 RESIDENCE - NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 GARAGE / ADU - EAST ELEVATION
SCALE: 1/4" = 1'-0"



1 RESIDENCE - EAST ELEVATION
SCALE: 1/4" = 1'-0"



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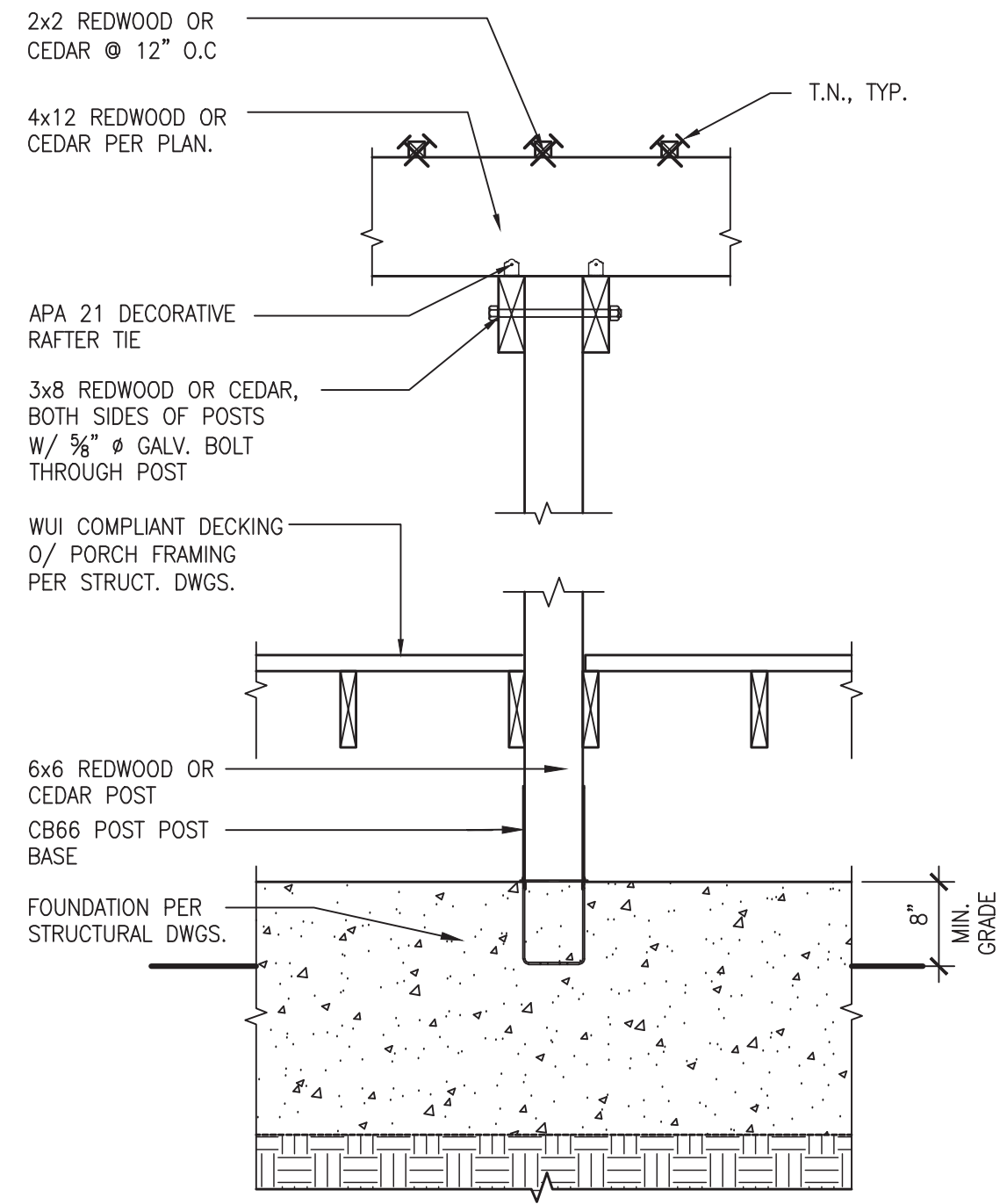
EXTERIOR ELEVATIONS

Revisions	Date
PERMIT SUBMITTAL	03-17-2022
REVISED PERMIT SUBMITTAL	04-06-2022
PLAN CHECK COMMENTS	06-23-2022

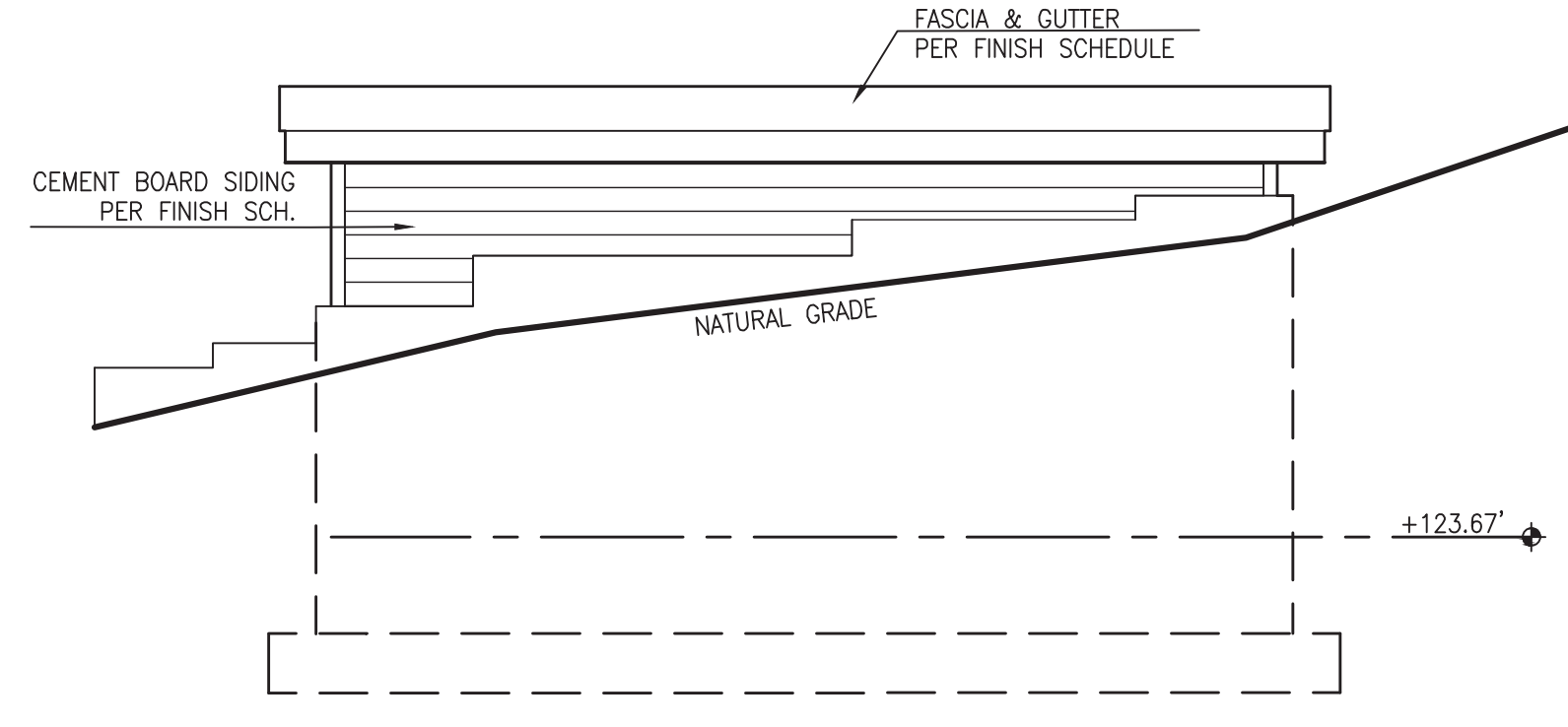
Date: 06-20-2022
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Job #: 19049.00
Prototype: DIVINE

A3.1

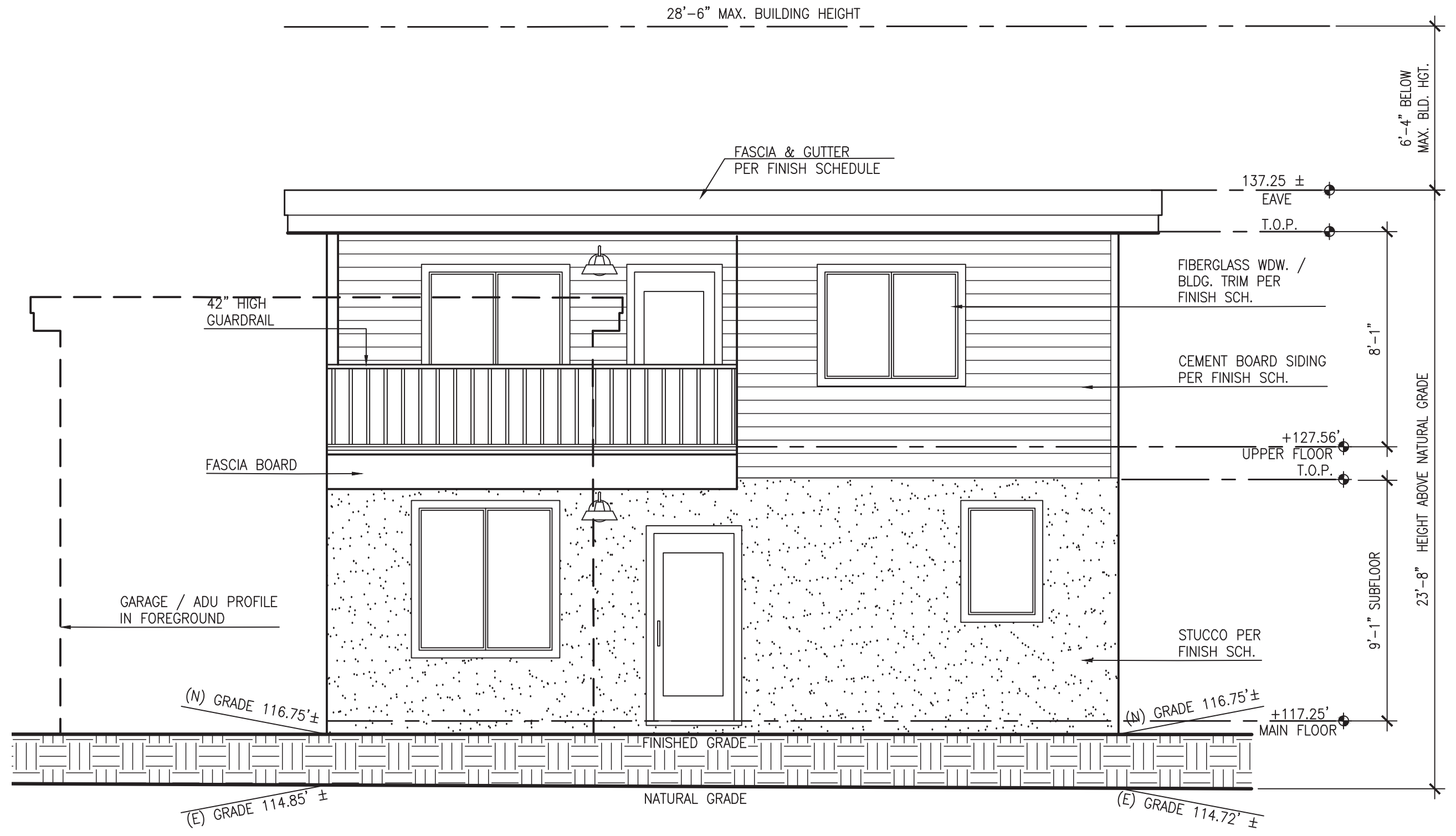




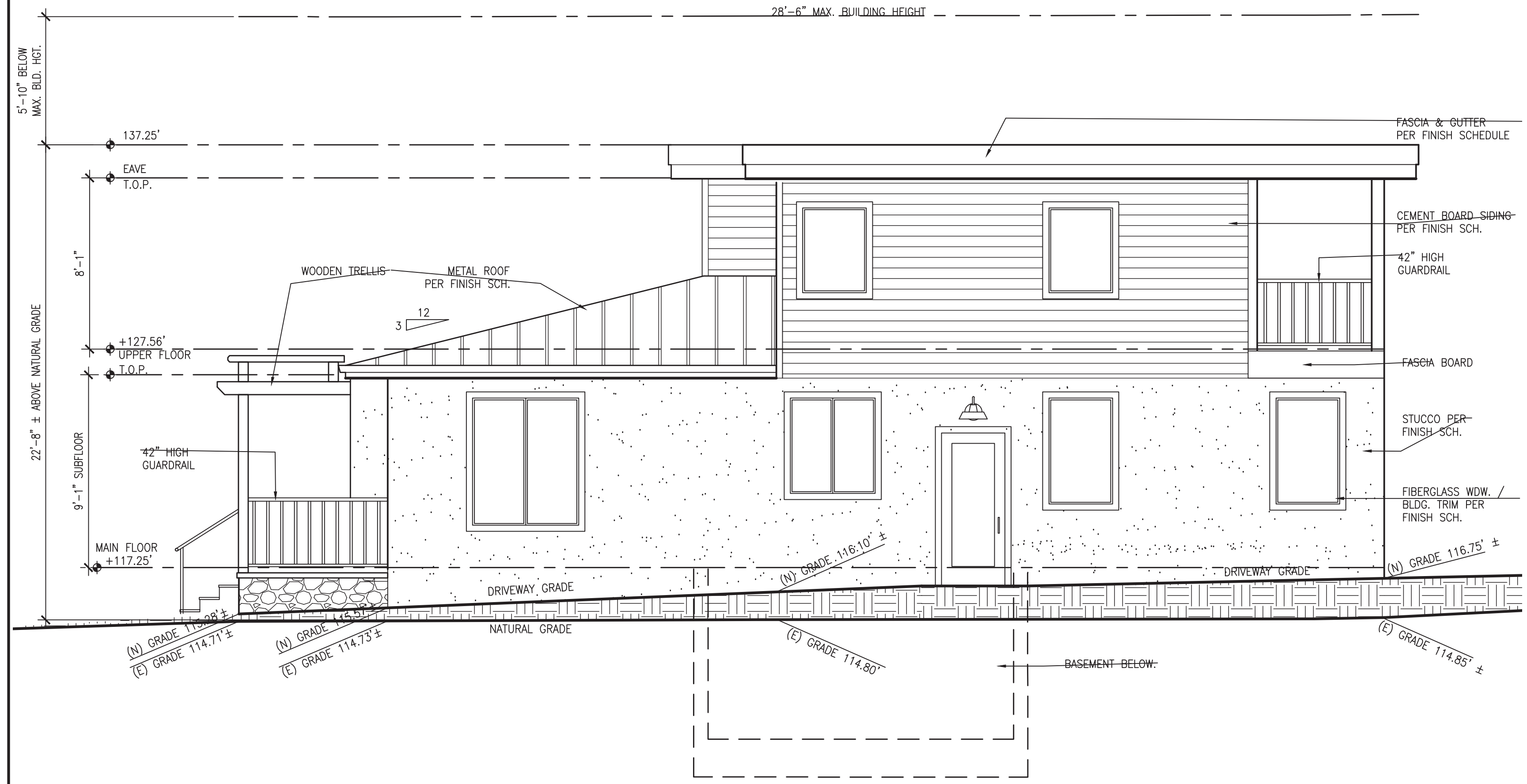
5 TRELLIS DETAIL
 A3.2 SCALE: 3/4" = 1'-0"



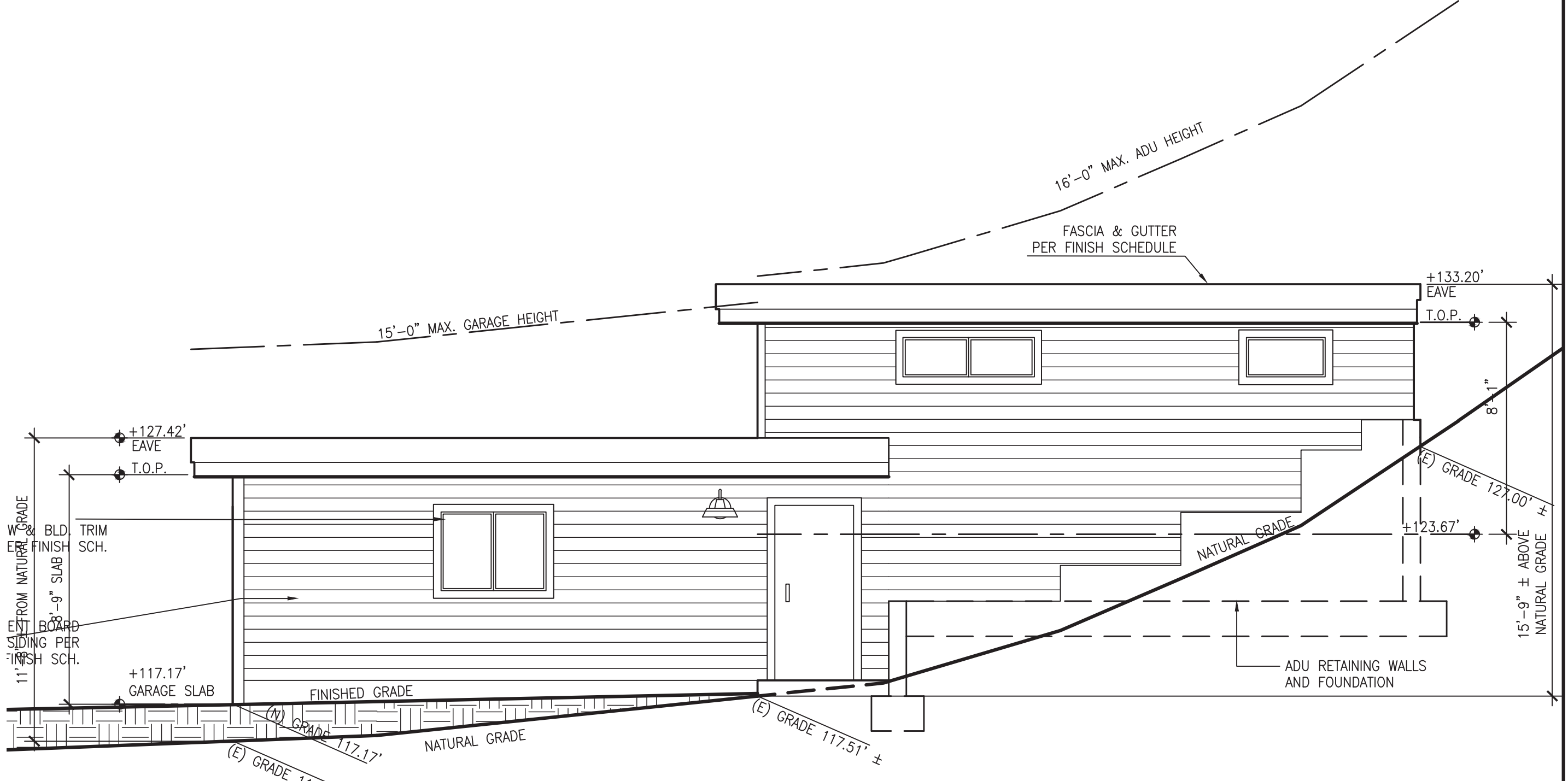
4 GARAGE / ADU - SOUTH ELEVATION
 A3.2 SCALE: 1/4" = 1'-0"



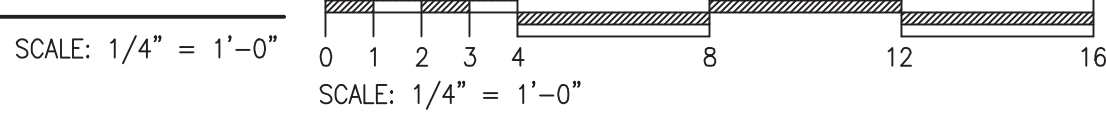
3 RESIDENCE - SOUTH ELEVATION
 A3.2 SCALE: 1/4" = 1'-0"



2 RESIDENCE - WEST ELEVATION
 A3.2 SCALE: 1/4" = 1'-0"



1 GARAGE / ADU - WEST ELEVATION
 A3.2 SCALE: 1/4" = 1'-0"



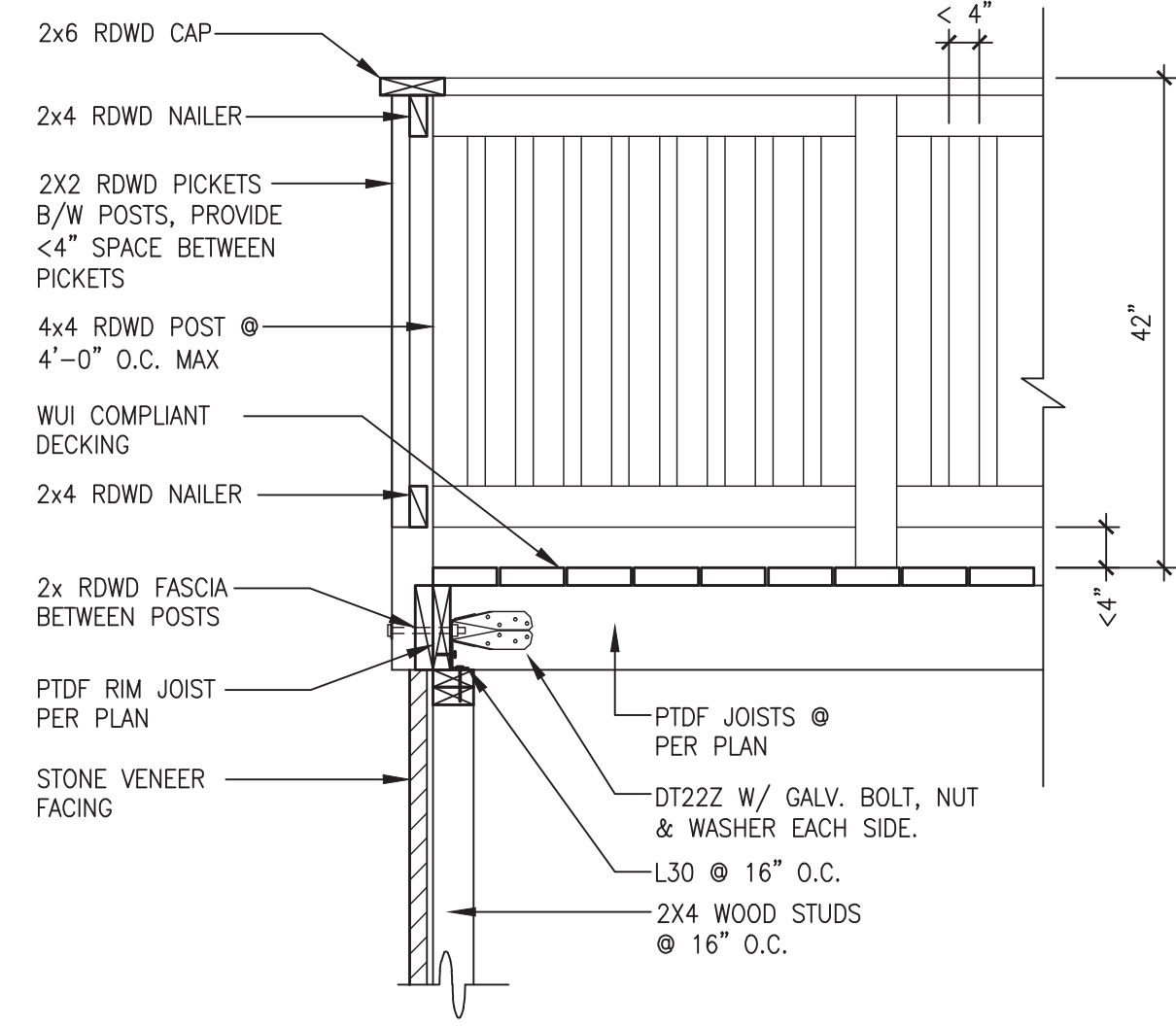
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EXTERIOR ELEVATIONS

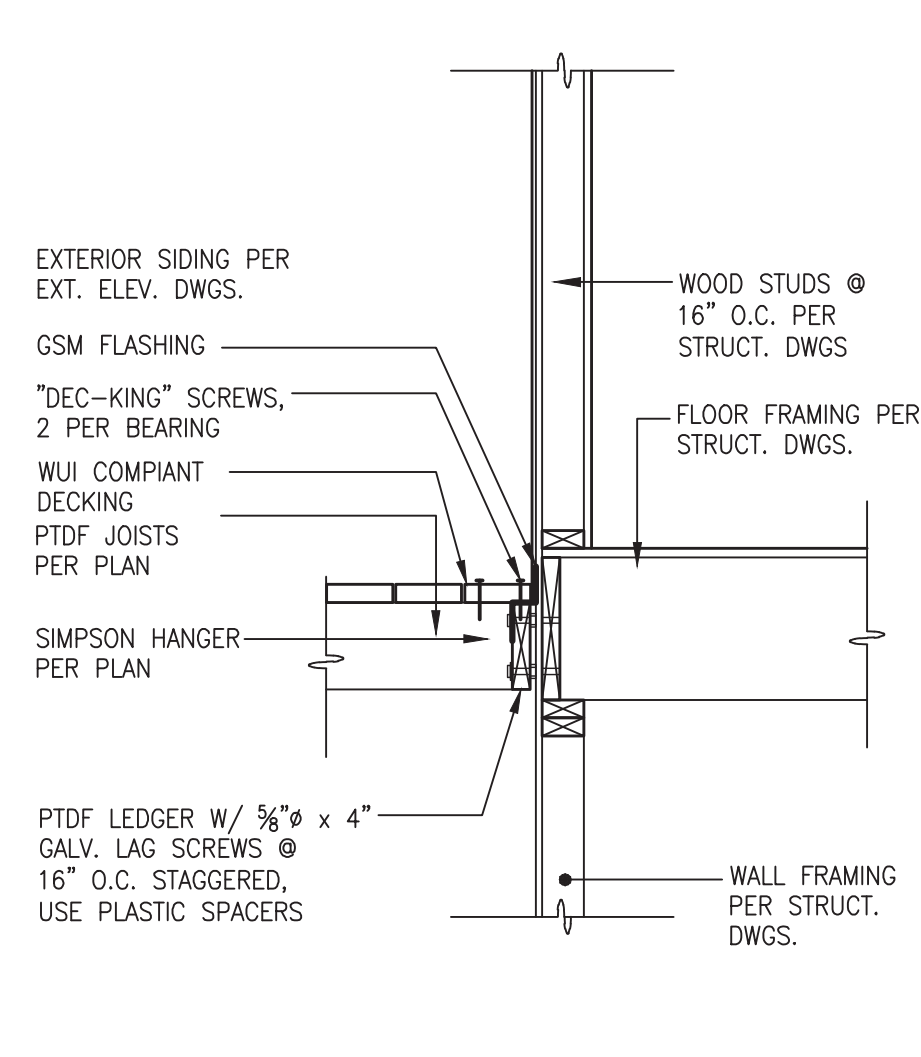
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PLAN CHECK COMMENTS	06-23-2022

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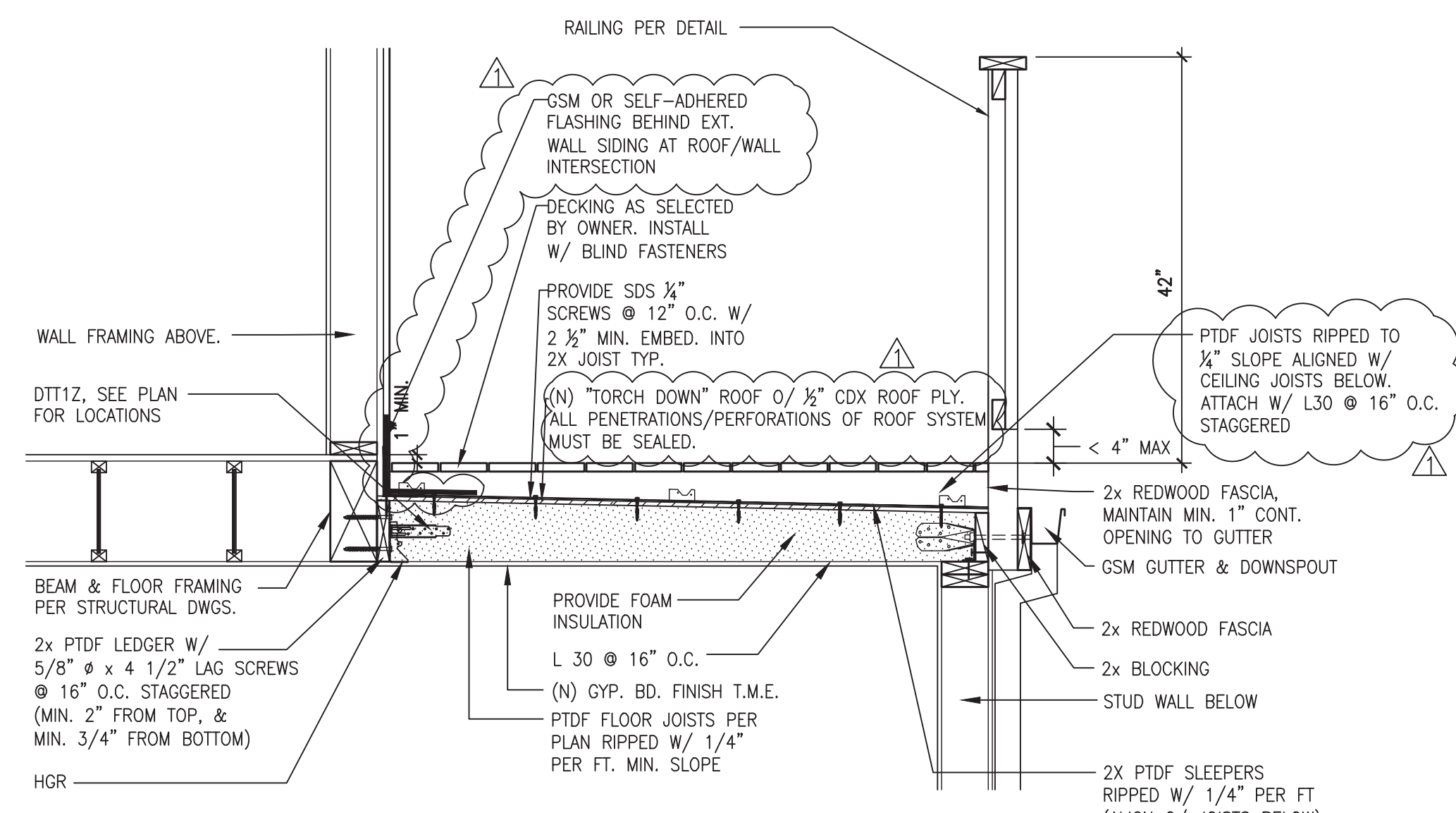
A3.2



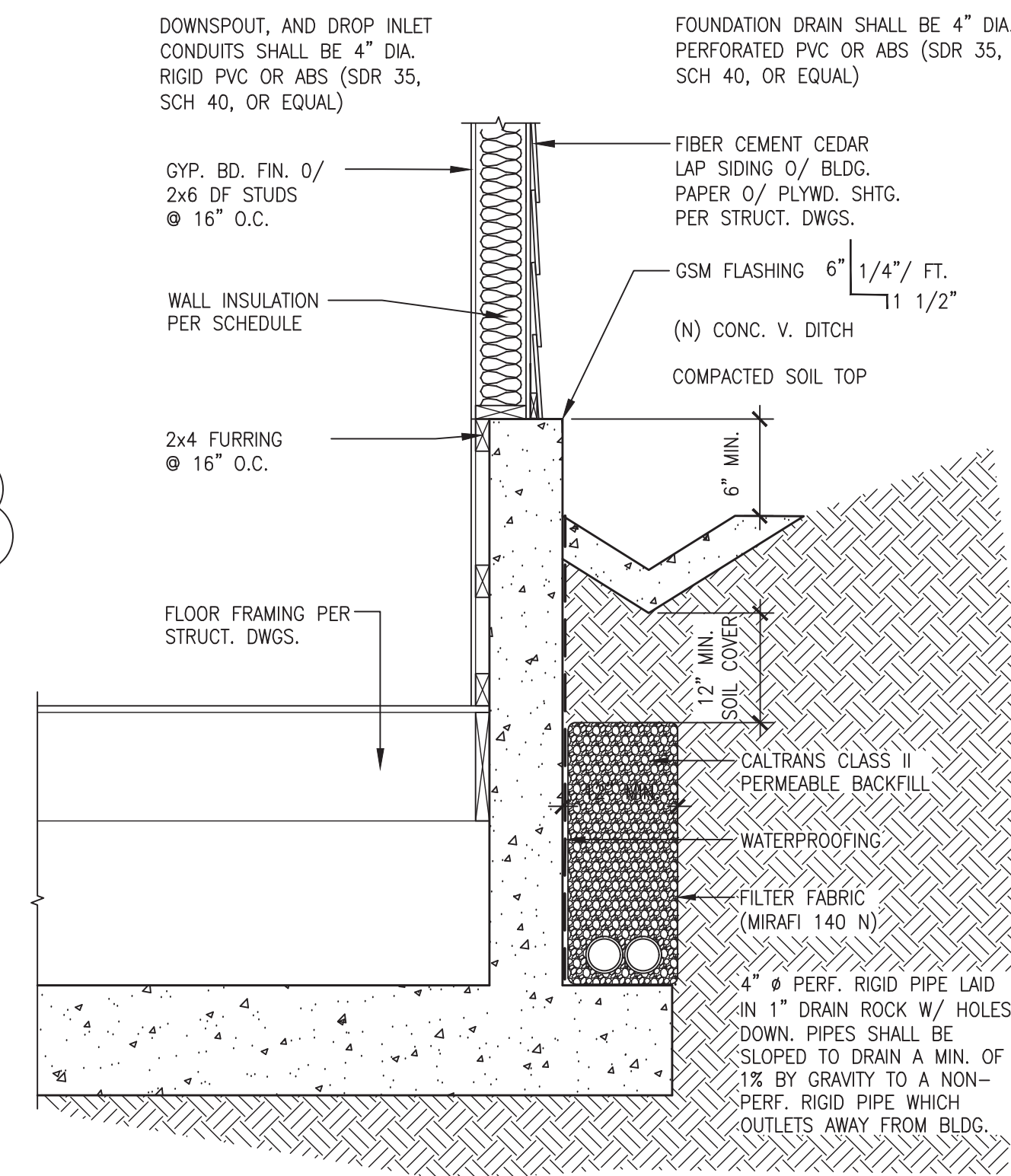
6 RAILING DETAIL
A4.1 SCALE: 3/4" = 1'-0"



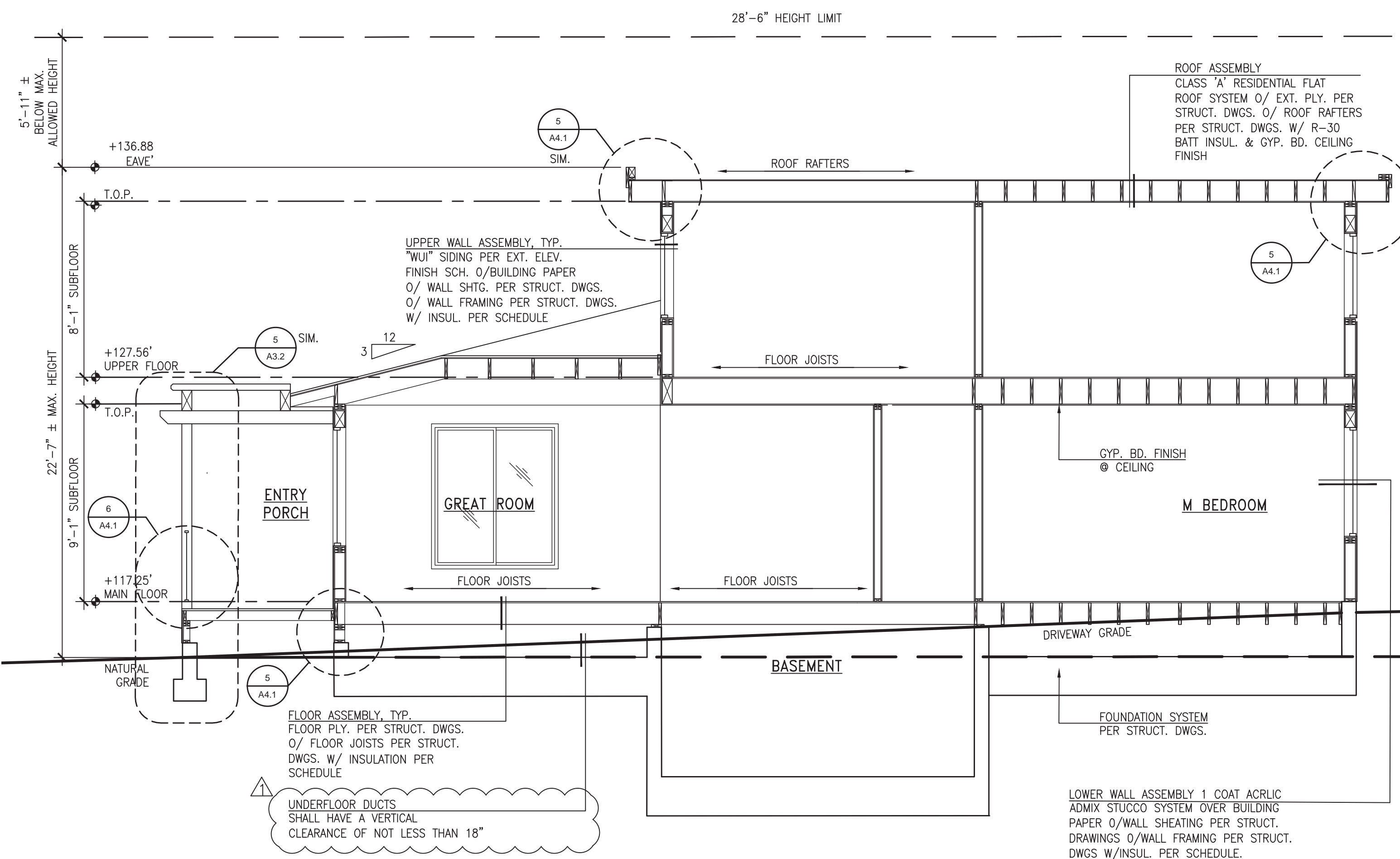
5 LEDGER DETAIL
A4.1 SCALE: 3/4" = 1'-0"



4 ROOF DECK DETAIL
A4.1 SCALE: 3/4" = 1'-0"

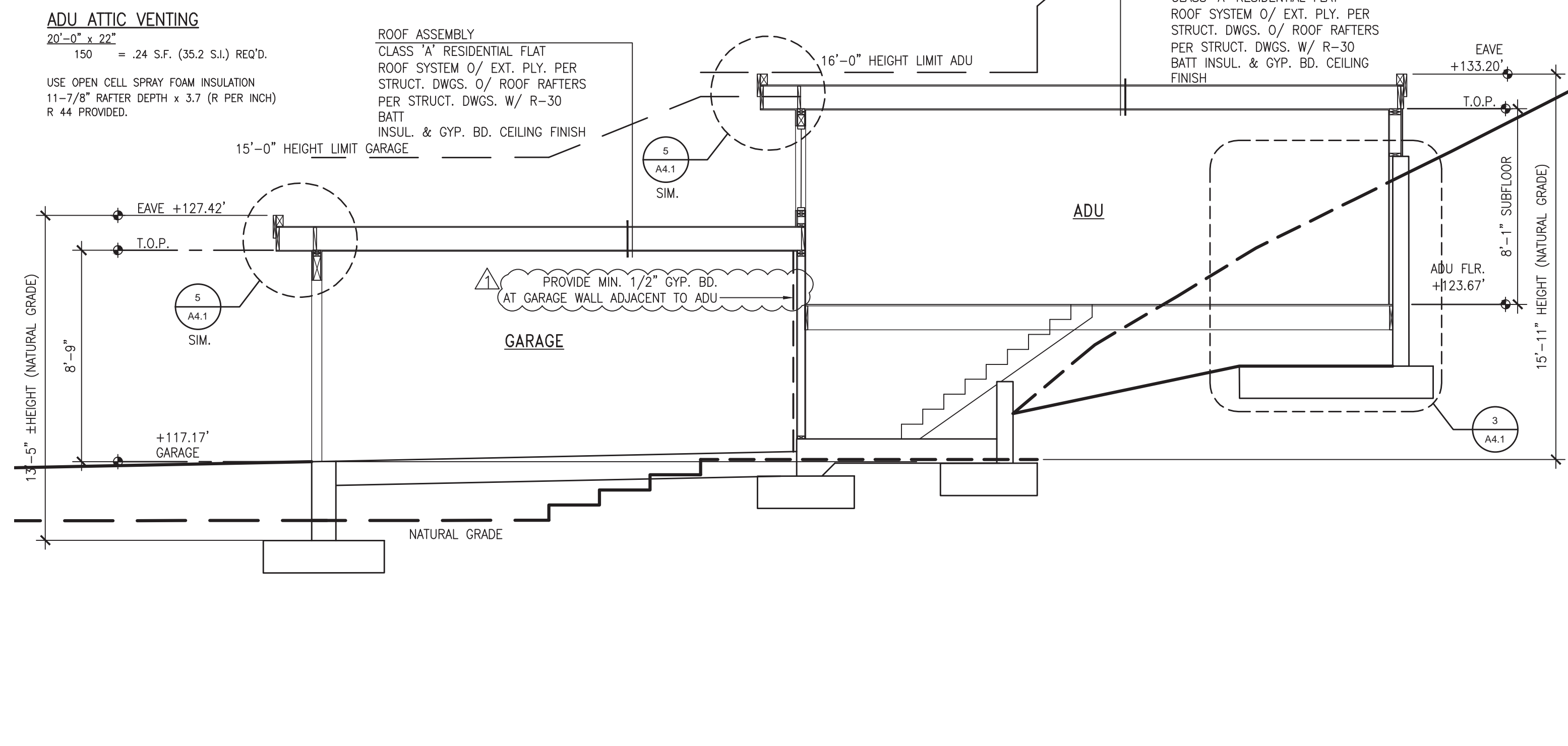


3 RETAINING WALL DETAIL
A4.1 SCALE: 3/4" = 1'-0"



FOUNDATION VENTING
15'-0" x 29'-9"
150 = 2.98 S.F. (478 S.I.) REQ'D.

2 BUILDING SECTION A-A
A4.1 SCALE: 1/4" = 1'-0"



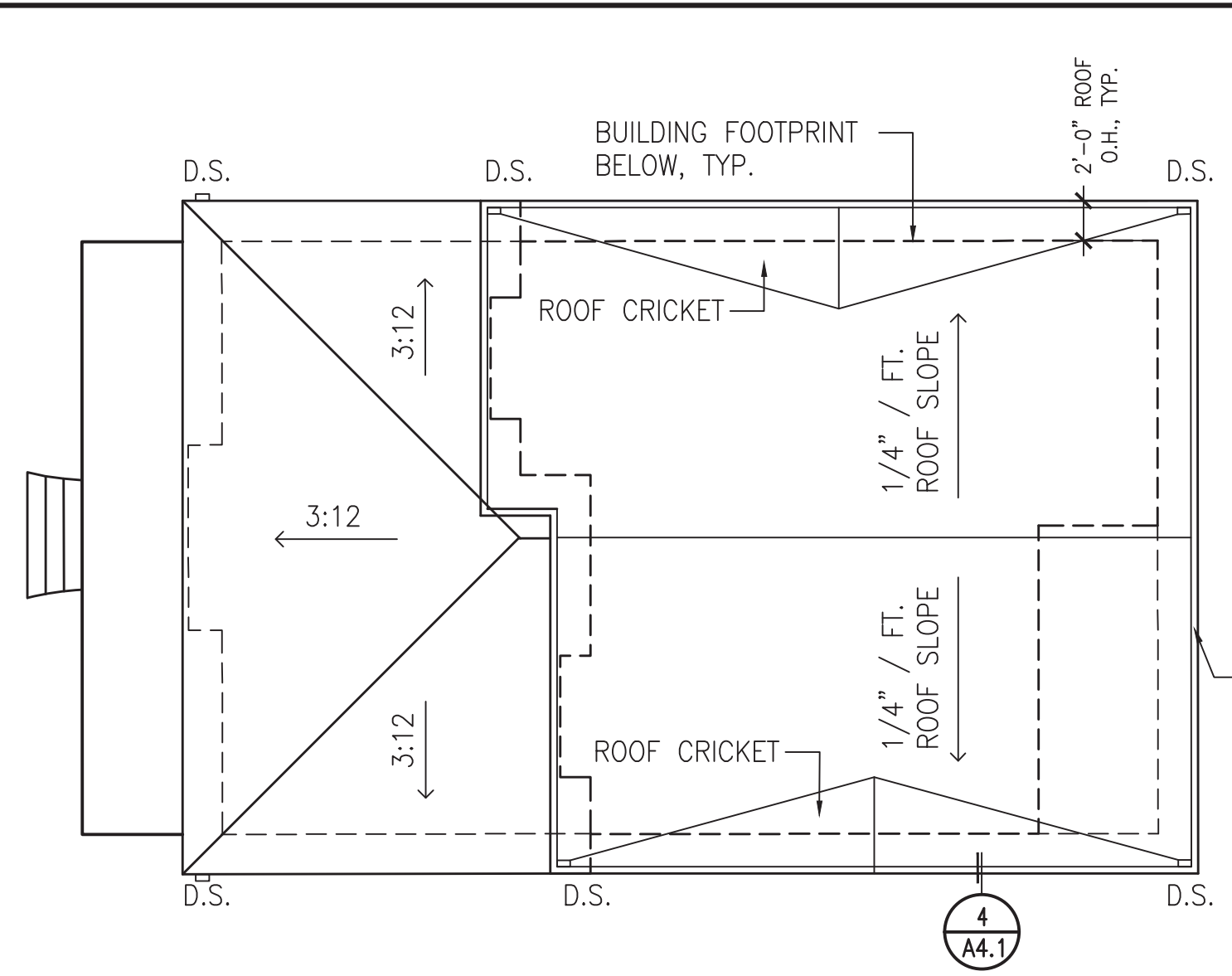
FOUNDATION VENTING
15'-10" x 29'-9"
150 = 3.14 S.F. (452 S.I.) REQ'D.

FOUNDATION VENTING
12'-4" x 20'-0"
150 = 1.64 S.F. (237 S.I.) REQ'D.

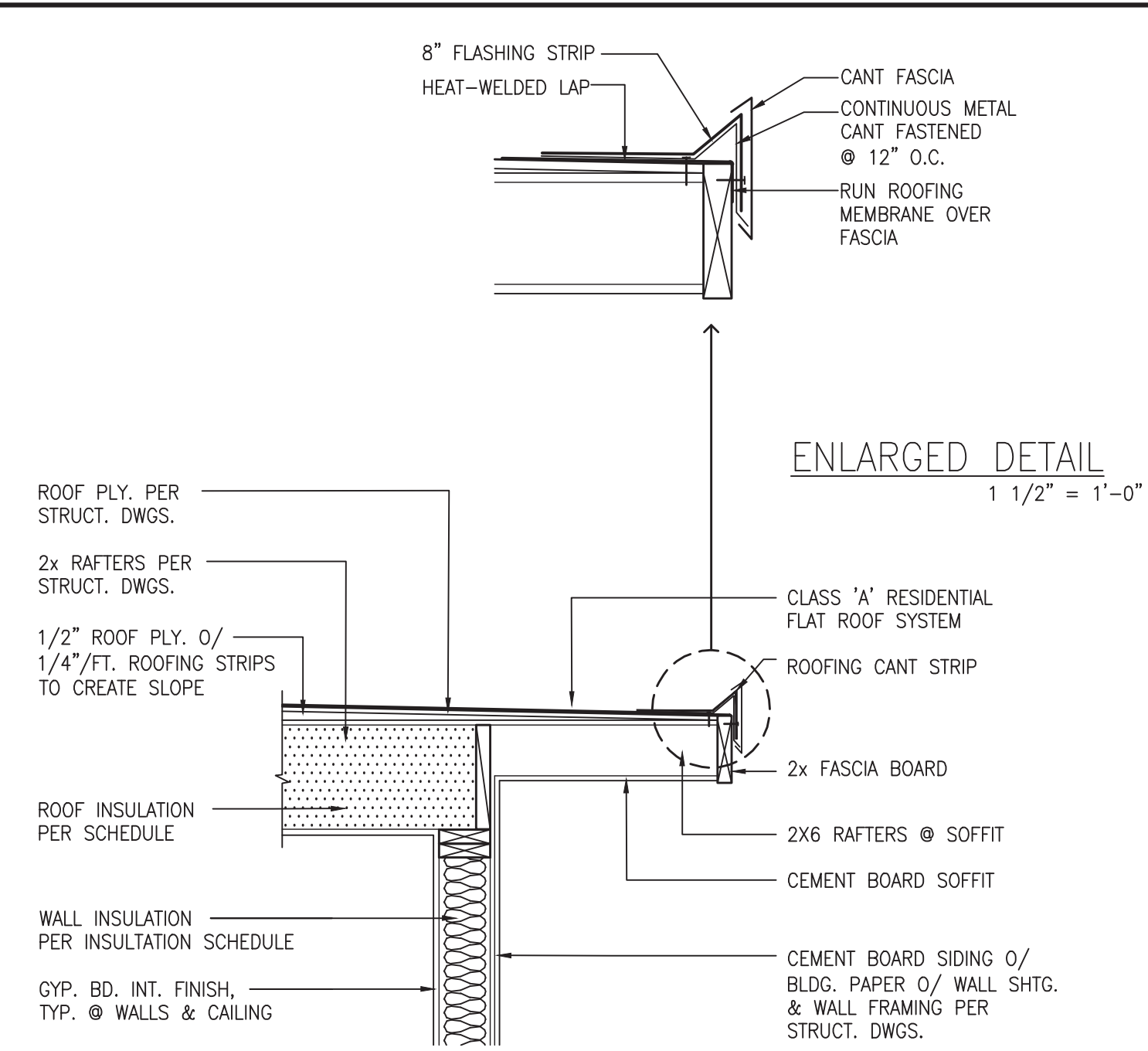
1 GARAGE/ADU SECTION A-A
A4.1 SCALE: 1/4" = 1'-0"



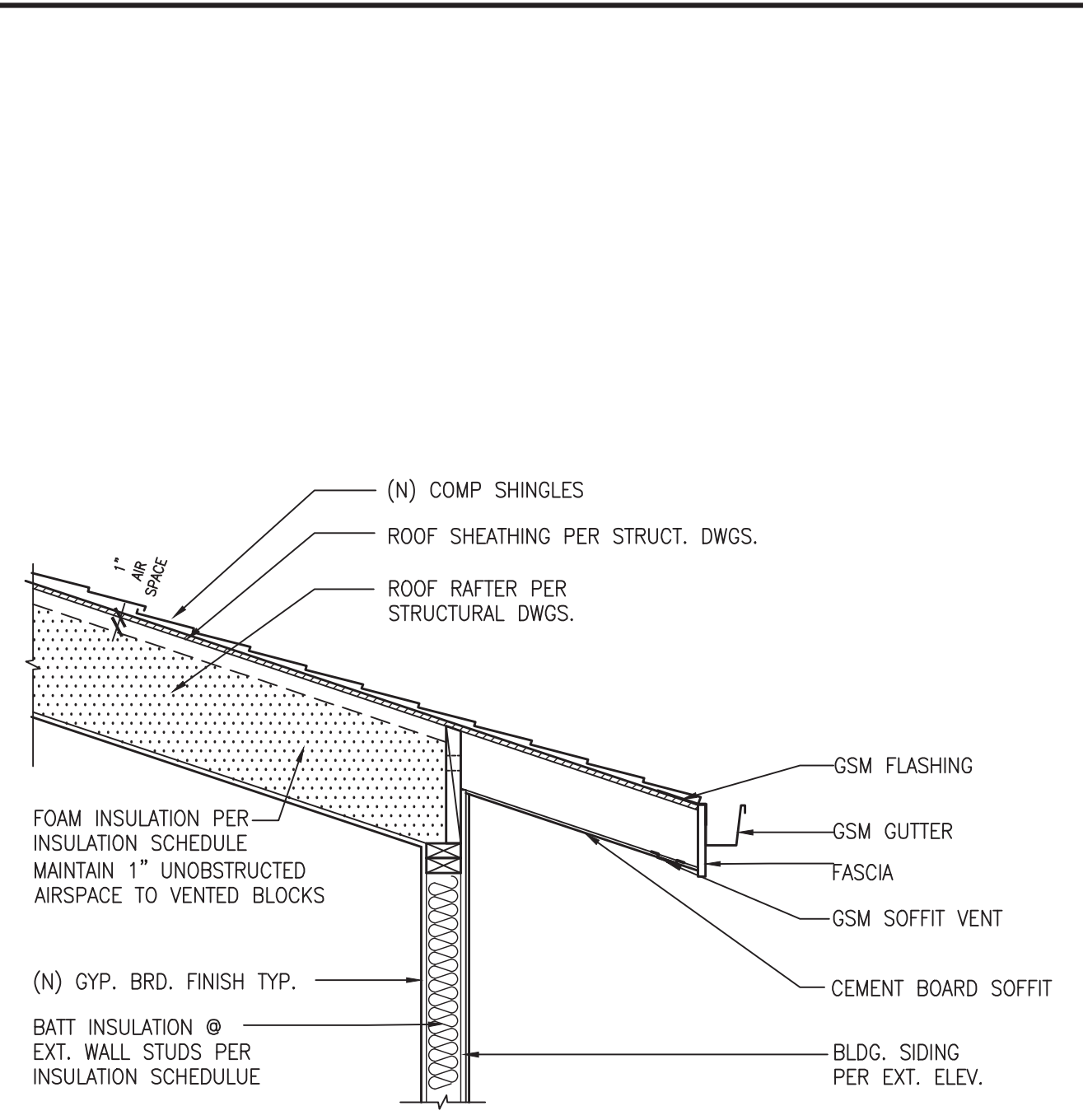
Revisions	03-17-2022	06-20-2022
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PLAN CHECK COMMENTS		19049.00
Date:		Prototype
Scale:		DIVINE
Drawn:		
Job #		
Prototype		



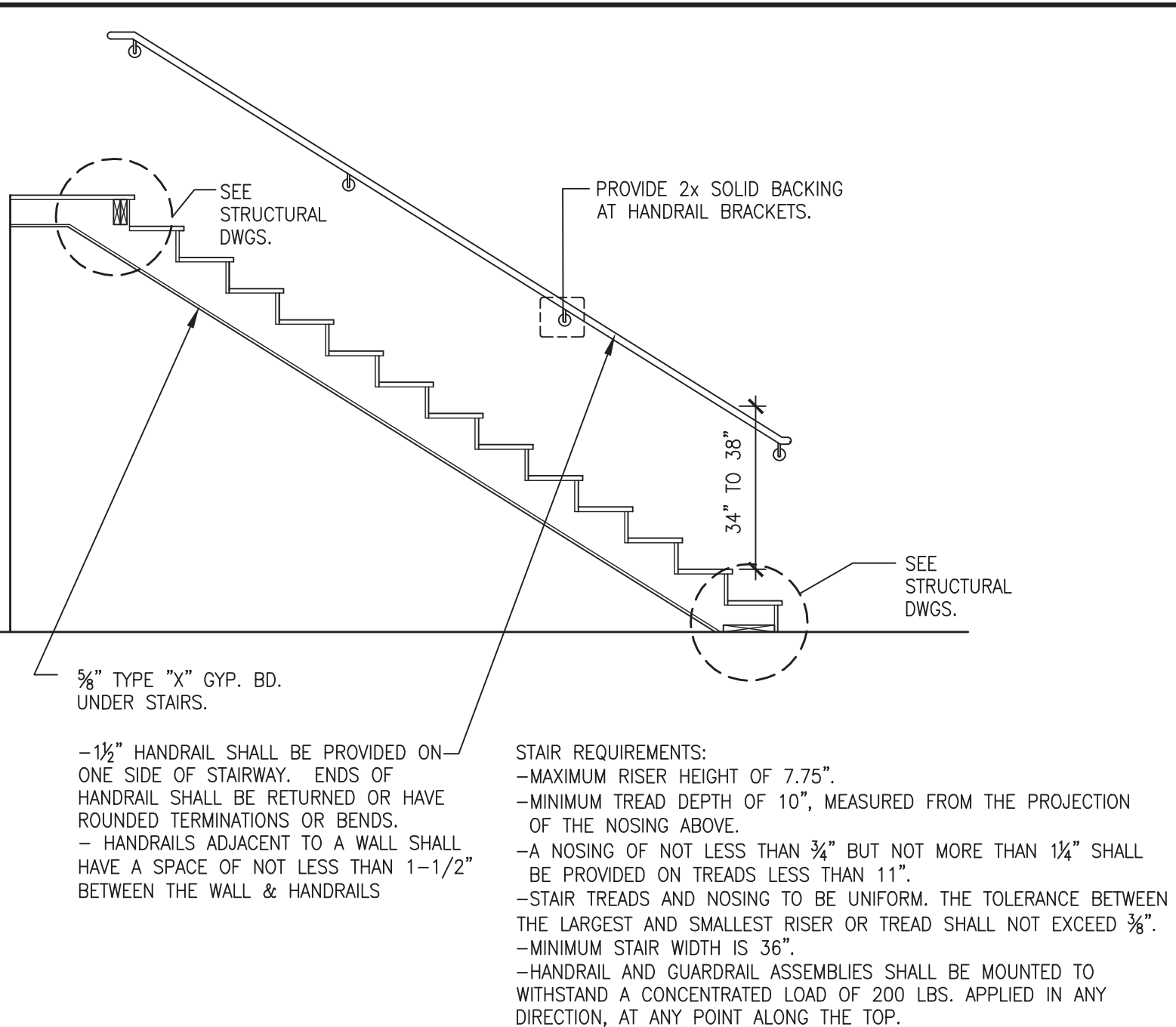
6 ROOF PLAN
SCALE: 1/8" = 1'-0"



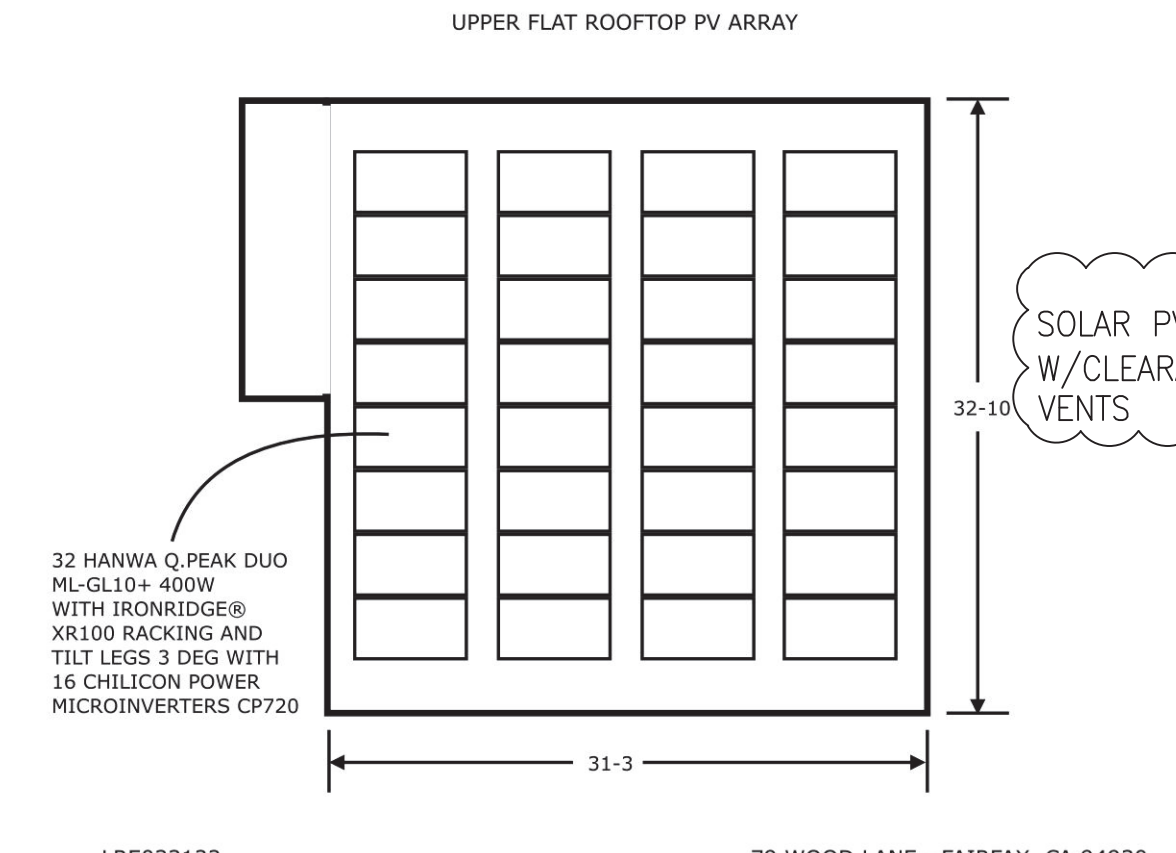
5 ENLARGED DETAIL
SCALE: 1 1/2" = 1'-0"



4 EAVE DETAIL
SCALE: 1/8" = 1'-0"



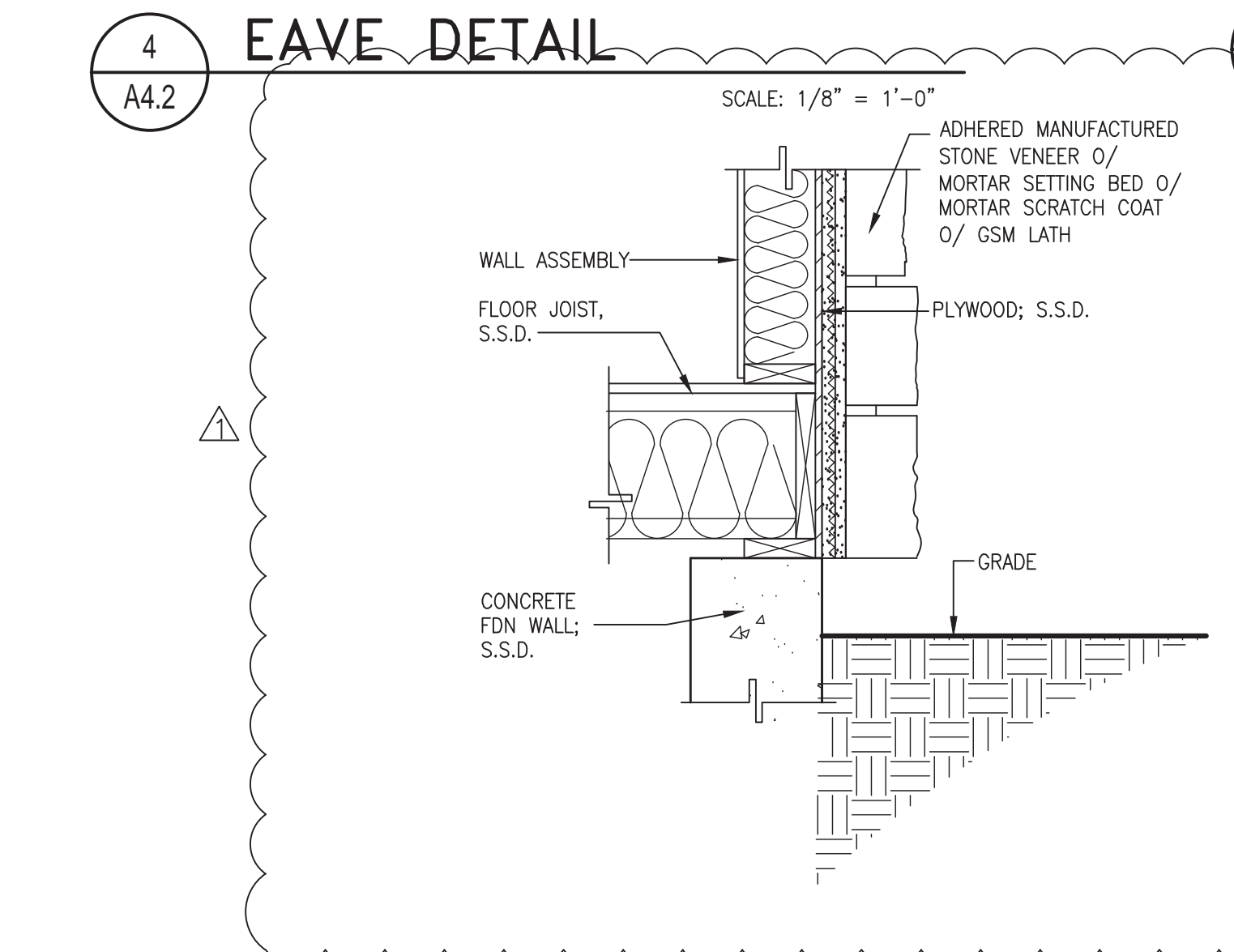
3 STAIR DETAIL
SCALE: 3/8" = 1'-0"



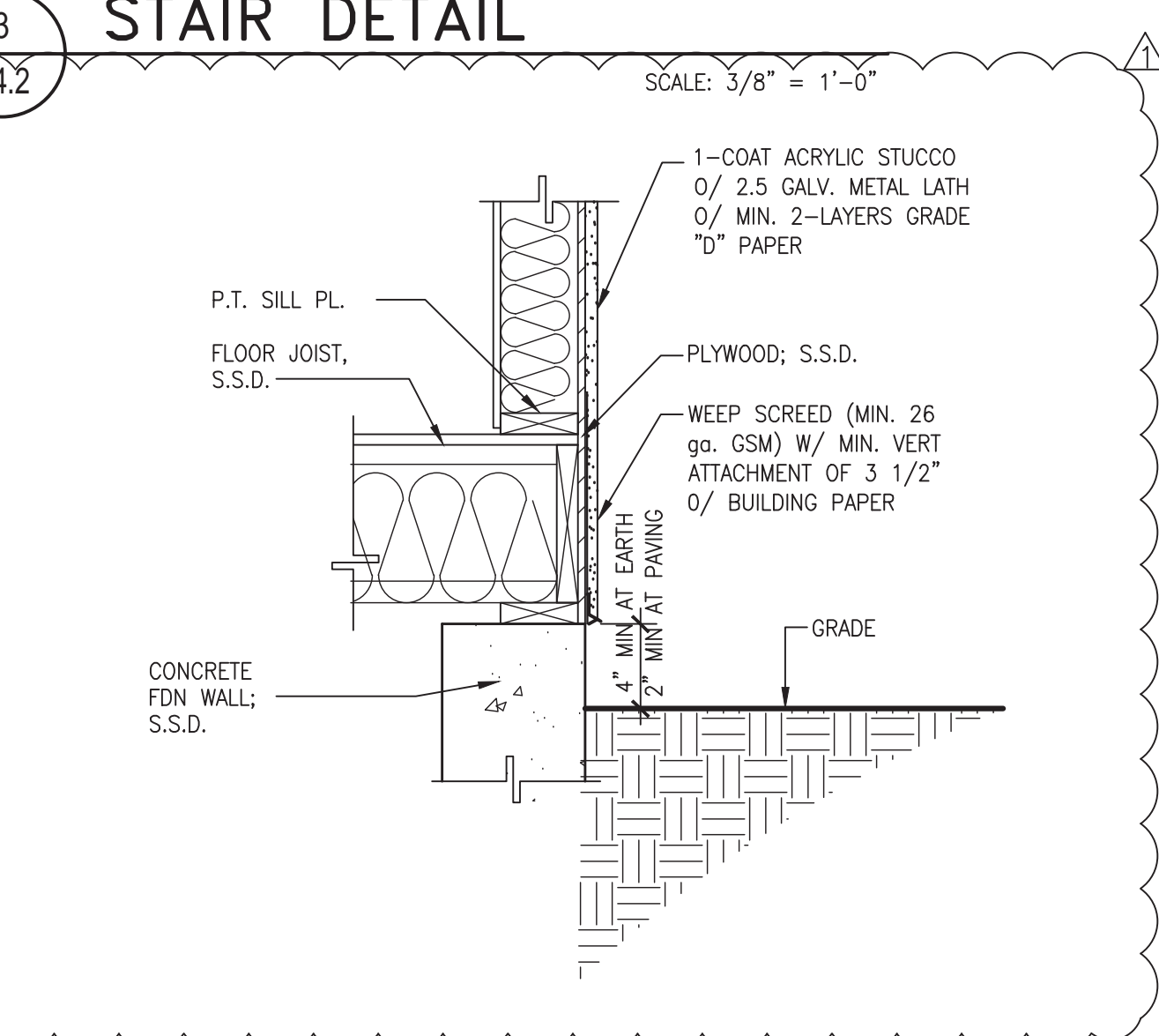
7 ROOF TOP SOLAR PANELS
SCALE: N.T.S.

INSULATION SCHEDULE

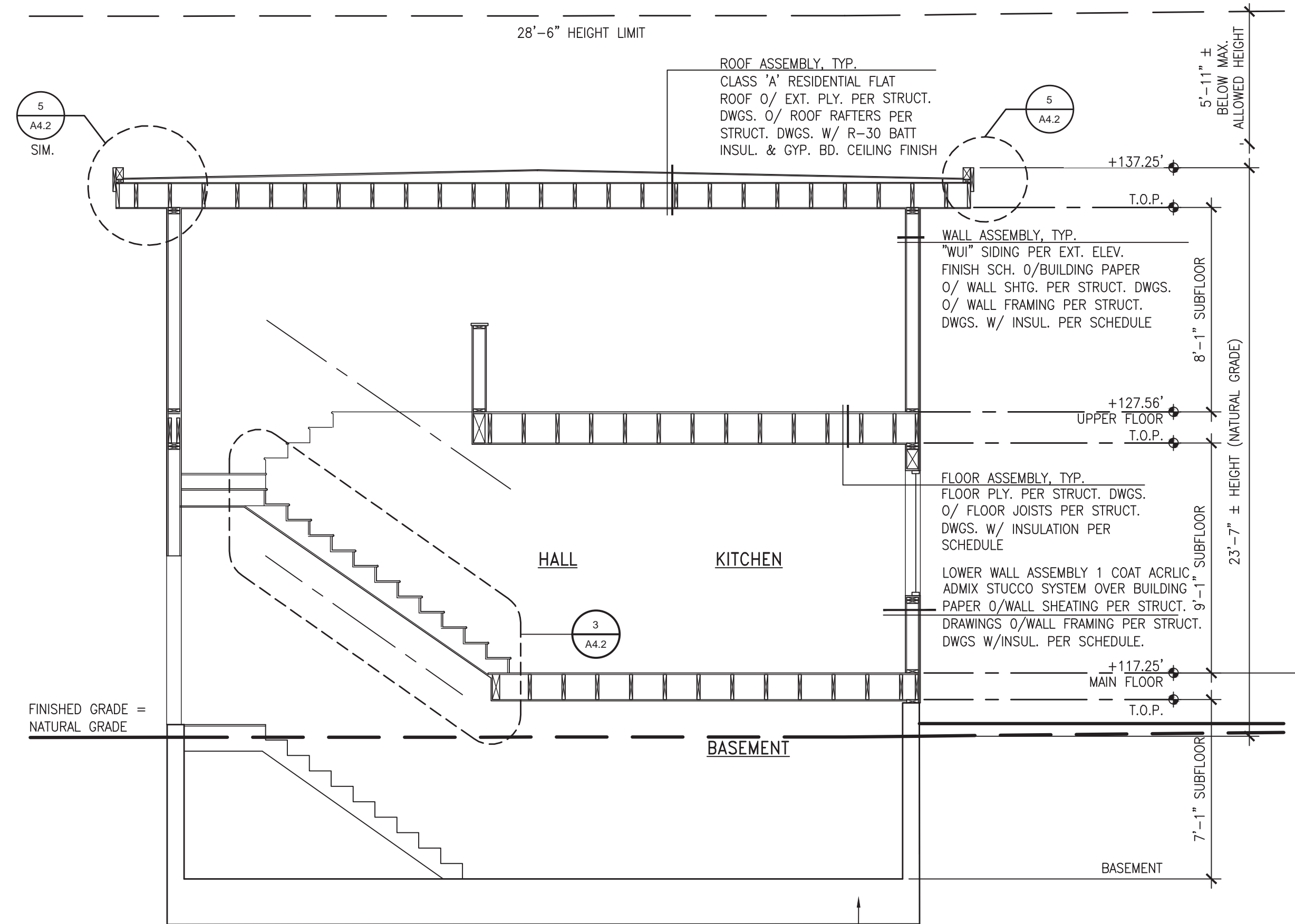
ROOF INSULATION	
RAFTERS	- R-38 SPRAY FOAM
WALL INSULATION	
2X4 WALLS	- R-15 BATT
2X6 WALLS	- R-21 BATT
FLOOR INSULATION	
FLOOR O/ CRAWL SPACE	- R-19 BATT



9 STONE VENEER DETAIL
SCALE: 1" = 1'-0"



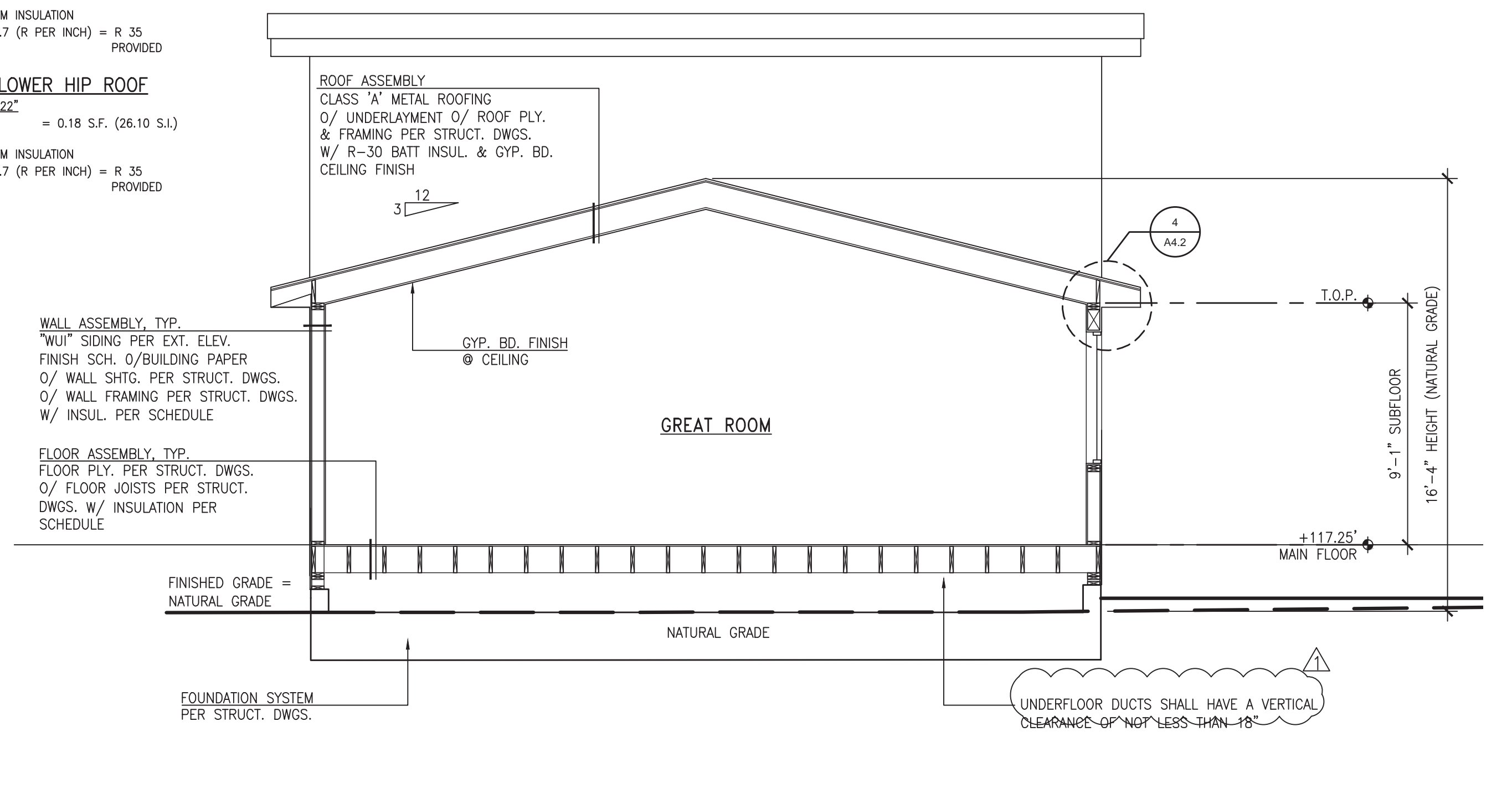
8 WEEP SCREED
SCALE: 1" = 1'-0"



2 BUILDING SECTION C-C
SCALE: 1/4" = 1'-0"

ATTIC VENTING
MAIN RESIDENCE UPPER ROOF
29'-9" RAFTER LENGTH x 22"
150 = 0.36 S.F. (52.36 S.I.)
USE OPEN CELL SPRAY FOAM INSULATION
9-1/2" RAFTER DEPTH x 3.7 (R PER INCH) = R 35 PROVIDED

MAIN RESIDENCE LOWER HIP ROOF
14'-10" RAFTER LENGTH x 22"
150 = 0.18 S.F. (26.10 S.I.)
USE OPEN CELL SPRAY FOAM INSULATION
9-1/2" RAFTER DEPTH x 3.7 (R PER INCH) = R 35 PROVIDED



1 BUILDING SECTION B-B
SCALE: 1/4" = 1'-0"

ARCHITECTS
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LICENSED ARCHITECT
LORRA S. KEHLEN
NO. C25466
REN. 01-31-23
STATE OF CALIFORNIA

NEW RESIDENCE AND ADU
79 WOOD LANE
FAIRFAX, CA 94930
APN: 002-062-003
FOR: COBY FRIEDMAN

BUILDING SECTIONS

Revisions	03-17-2022
PERMIT SUBMITTAL	04-06-2022
REVISED PERMIT SUBMITTAL	06-23-2022
PLAN CHECK COMMENTS	

Date: 06-20-2022
Scale: As Noted
Drawn: LSK
Job #: 19049.00
Prototype: DIVINE

A4.2

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STRUCTURAL NOTES

GENERAL

- THESE NOTES APPLY TO ALL DRAWINGS AND GOVERN UNLESS OTHERWISE NOTED OR SPECIFIED. ALL WORK SHALL BE IN CONFORMANCE WITH ALL APPLICABLE CODES AND ALL APPLICABLE LOCAL CODES AND ORDINANCES.

APPLICABLE CODES INCLUDE:
 THE 2019 EDITION OF:
 CALIFORNIA BUILDING CODE (CBC)
 CALIFORNIA RESIDENTIAL CODE (CRC)
 CALIFORNIA PLUMBING CODE (CPC)
 CALIFORNIA ELECTRICAL CODE
 CALIFORNIA MECHANICAL CODE (CMC)
 CALIFORNIA GREEN BUILDING STANDARDS CODE
 CALIFORNIA ENERGY CODE
 CALIFORNIA FIRE CODE (CFC)

- VERIFY ALL EXISTING CONDITIONS AND PROPOSED DIMENSIONS AT THE SUBJECT SITE. COMPARE STRUCTURAL DRAWINGS WITH ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS BEFORE COMMENCING WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCING ANY WORK. DO NOT PROCEED WITH CONSTRUCTION IF DISCREPANCIES ARE DETECTED UNTIL THEY ARE RESOLVED. DO NOT SCALE DRAWINGS.
- UNLESS OTHERWISE SHOWN OR NOTED ALL TYPICAL DETAILS SHALL BE USED WHERE APPLICABLE. ALL DETAILS SHALL BE CONSIDERED TYPICAL AT SIMILAR CONDITIONS.
- THE CONTRACTOR AND SPECIAL INSPECTOR ARE ENCOURAGED TO CONTACT THE ENGINEER REGARDING ANY QUESTIONS OF INTERPRETATION OF THESE SPECIFICATIONS AND DRAWINGS.

SAFETY MEASURES: AT ALL TIMES, THE CONTRACTOR SHALL WORK IN COMPLIANCE WITH CAL/OSHA-TITLE 8 SAFETY REGULATIONS AND SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF PEOPLE AND PROPERTY, AND FOR ALL NECESSARY INDEPENDENT ENGINEERING REVIEWS OF THESE CONDITIONS.

- SHORING AND BRACING OF THE SOIL, AND THE EXISTING AND NEW STRUCTURES SHALL BE INSTALLED WHERE NECESSARY TO ADEQUATELY SUPPORT THE IMPOSED VERTICAL AND LATERAL LOADS, AND SHALL BE MAINTAINED UNTIL THE NEW STRUCTURE CAN SUPPORT THE ANTICIPATED LOADS. THE ENGINEER'S JOB SITE VISITS ARE NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE TEMPORARY SHORING AND/OR CONTRACTOR'S SAFETY MEASURES.
- ANY OPENING, HOLES, CUTS OR DISCONTINUITIES NOT SHOWN ON THE STRUCTURAL DRAWINGS AND EXTENDING INTO OR THROUGH STRUCTURAL ELEMENTS REQUIRE THE PRIOR APPROVAL OF THE ENGINEER.
- SURFACE GRADES ADJACENT TO THE FOUNDATION SHALL SLOPE AWAY FROM BUILDING AT A MIN OF 1/8" FOR PERVIOUS SURFACES OR 1/4" FOR IMPERVIOUS SURFACES FOR MIN 10 FEET.

SPECIAL INSPECTIONS AND CONSTRUCTION OBSERVATIONS

- TESTS AND SPECIAL INSPECTIONS SHALL BE PROVIDED PER REQUIREMENTS OF THE 2019 CALIFORNIA BUILDING CODE CHAPTER 17.
- THE FOLLOWING ITEMS SHALL BE INSPECTED AND/OR TESTED BY DAC ASSOCIATES INC. OR A TESTING LAB IN ACCORDANCE WITH CHAPTER 17 OF THE 2019 CALIFORNIA BUILDING CODE. THE CONTRACTOR SHALL NOTIFY THE INSPECTOR AT LEAST 72 HOURS PRIOR TO TIME OF INSPECTION.
 - FOR CONCRETE WITH STRENGTH EQUAL OR MORE THAN 3,000PSI, PLACEMENT, SAMPLING & TESTING FOR STRENGTH (EXCEPT FOR CONTINUOUS FOOTING & SLAB-ON-GRADE)
 - THE FOLLOWING ITEMS SHALL BE INSPECTED BY THE ENGINEER OF RECORD (DAC ASSOCIATES, INC.). THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 72 HOURS PRIOR TO TIME OF INSPECTION.
 - FOUNDATION, PAVEMENT, AND SLAB-ON-GRADE SUBGRADES
 - PLACEMENT OF REINFORCING STEEL AND CAST-IN-PLACE ANCHORAGES
 - HOLD-DOWNS AND ANCHOR BOLTS
 - STEEL WELDING
 - SHEARWALLS, DIAPHRAGMS, ROUGH FRAMING AND FRAMING HARDWARE
 - SOIL ENGINEER TO OBSERVE AND APPROVE IN WRITING PLACEMENT OF GEOTECHNICAL DRAINAGE
 - SOIL ENGINEER TO OBSERVE AND APPROVE IN WRITING BACKFILL OPERATIONS
 - FOUNDATION EXCAVATIONS AND SLAB-ON-GRADE SUBGRADES SHALL BE OBSERVED AND APPROVED IN WRITING BY THE SOIL ENGINEER (HERZOG GEOTECHNICAL CONSULTING ENGINEERS) PRIOR TO PLACEMENT OF FORMS OR REINFORCING STEEL. THE CONTRACTOR SHALL NOTIFY THE SOIL ENGINEER AT LEAST 72 HOURS BEFORE EXCAVATION/DRILLING IS SCHEDULED TO BEGIN.
 - THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL INSPECTIONS AND ENSURING THAT ALL REQUIRED TESTING & INSPECTION IS PERFORMED TO THE SATISFACTION OF THE INSPECTOR.

DESIGN BASIS AND CRITERIA

- DESIGN CONFORMS TO THE 2019 CBC AND ALL APPLICABLE LOCAL ORDINANCES.
- DESIGN VERTICAL LOAD DL (PSF) LL (PSF)

a. ROOF	23	20
b. RES. FLOORS	20	40
c. DECK/BALCONY	15	60
d. GARAGE/PARKING	63	40 (OR 3000 LB CONCENTRATED)
- DESIGN LATERAL LOAD
 - WIND: 110 MPH BASIC WIND SPEED, EXPOSURE C
 - SEISMIC RISK CATEGORY II, SEISMIC DESIGN CATEGORY D, $S_s = 1.6g$, $S_1 = 0.63g$, $S_{D1} = 1.07g$, $S_{D2} = 0.63g$, $R = 6.5$, $I = 1.0$, $C_s = S_{D2}/(R/I)$, BASE SHEAR, $V = C_s W$
- ALL STRUCTURES SHOWN ON THESE DRAWINGS ARE BASED UPON ARCHITECTURAL PLANS FOR "NEW RESIDENCE & ADU, 79 WOOD LANE, FAIRFAX, CA" PREPARED BY FREDRIC C. DIVINE ASSOCIATES, DATED 04-06-2022.

CONCRETE

- CONCRETE CEMENT SHALL CONFORM TO THE LATEST ASTM C-150 & C-595, AND SHALL BE TYPE II. TYPE I CEMENT MAY BE USED IN AREAS NOT IN CONTACT WITH EARTH. MINIMUM 6 SAKCS/CU.YD. OF CEMENT. FLY ASH SHALL NOT COMPOSE MORE THAN 25% OF THE CEMENTITIOUS MATERIAL. AGGREGATE SHALL BE FREE OF ALKALI REACTIVITY.
- WATER/CEMENT RATIO SHALL NOT EXCEED 0.45. ACID SOLUBLE CHLORIDE-FREE ADMIXTURES AND PLASTICIZERS FOR WORKABILITY MAY BE USED IF APPROVED BY THE TESTING LABORATORY AND ENGINEER. BECAUSE EXCESS WATER REDUCES CONCRETE STRENGTH, ADDING WATER AT THE SITE IS DISCOURAGED AND SHALL NOT EXCEED ONE GALLON PER CUBIC YARD.
- REINFORCE ALL STRUCTURAL CONCRETE. CONCRETE CONSTRUCTION TOLERANCES SHALL COMPLY WITH ACI 117. INSTALL ALL INSERTS, BOLTS, ANCHORS, AND REINFORCING BARS AND SECURELY PRIOR TO PLACING CONCRETE.
- CONCRETE SHALL BE AS FOLLOWS (UNLESS OTHERWISE NOTED):

LOCATION	28 DAYS STRENGTH	SLUMP	AGGREGATE (ASTM C33)
SLAB ON GRADE	3000 PSI	4"	HR-LS, 1" MAX
FOOTINGS / GRADE BEAMS / CONCRETE WALLS	3000 PSI	4"	HR, 1" MAX
DRILLED PIERS	3000 PSI	6"	HR, 3/4" MAX

NOTE: STRUCTURAL DESIGN OF CONTINUOUS FOOTING AND SLAB-ON-GRADE CONCRETE BASED ON 2,500 PSI COMPRESSIVE STRENGTH. THE SPECIFIED STRENGTH ABOVE ARE USED FOR BETTER QUALITY PER CRITERIA ONLY. CONCRETE SPECIAL INSPECTION FOR CONTINUOUS FOOTING AND SLAB-ON-GRADE IS NOT REQUIRED.

- CONCRETE SHALL BE PLACED IN A CONTINUOUS OPERATION BETWEEN PREDETERMINED AND PREAPPROVED CONSTRUCTION JOINTS.
- CONCRETE SHALL BE CONTINUOUSLY CURED FOR 7 DAYS AFTER PLACEMENT IN ANY APPROVED MANNER. FOOTINGS ARE EXCEPTED FROM THIS REQUIREMENT.
- CONTRACTOR SHALL SUBMIT TO THE ENGINEER FOR REVIEW AND APPROVAL, DRAWINGS LOCATING AND DETAILING ALL PROPOSED CONSTRUCTION/CONTROL JOINTS IN CONCRETE PRIOR TO COMMENCING WORK. CONSTRUCTION JOINT SHALL BE ROUGHENED, EXPOSING CLEAN AGGREGATE TO 1/4" DEPTH SOLIDLY EMBEDDED IN MORTAR MATRIX, AND SHALL INCLUDE SHEAR KEYS AND DOWELS AS REQUIRED BY THE ENGINEER.
- THE LOCATION AND PROTECTION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF UTILITY PIPES RUN THROUGH, OR WITHIN 24" BELOW, ANY NEW CONCRETE CONSTRUCTION. THE ENGINEER WILL PROVIDE THE CONTRACTOR WITH DESIGN DETAILS UNDER SUCH CIRCUMSTANCES.
- PATCHING OF CONCRETE: ALL INSERTS HOLES, AND OTHER IMPERFECTIONS ON THE SURFACE OF THE CONCRETE SHALL BE FILLED WITH GROUT, BRUSHED, AND SACKED TO A UNIFORM FINISH. ALL HOLES THROUGH TO THE OUTSIDE OF THE BUILDING MUST BE MADE WATERTIGHT.
- CHAMFER ALL CORNERS 3/4", EXCEPT TOP EDGES OF SLABS AND BEAMS, UNLESS OTHERWISE NOTED.
- ALL CONCRETE SHALL BE PLACED ON COMPETENT SUBGRADE, AS DETERMINED BY THE ENGINEER AT THE TIME OF CONSTRUCTION.
- CONCRETE FLOOR SLAB-ON-GRADE SHALL HAVE A MINIMUM THICKNESS OF 4" UNLESS OTHERWISE NOTED.
- ALL SLAB-ON-GRADE SHALL HAVE CONTROL JOINTS (WEAKENED PLANE JOINT) PER TYPICAL DETAIL TO CREATE APPROXIMATELY 20-FOOT SQUARES, UNLESS OTHERWISE NOTED ON PLANS.

REINFORCING STEEL

- ALL REINFORCING STEEL BARS SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR DEFORMED BILLET-STEEL CONCRETE REINFORCEMENT ASTM A615 GRADE 60 KSI EXCEPT FOR GRADE 40 KSI FOR #3 STIRRUP/TIE, UNLESS OTHERWISE NOTED.
- LAP SLICE ALL BARS A MINIMUM OF 36 BAR DIA OR 18" MIN, (UNLESS OTHERWISE NOTED) LAP HORIZ REBAR AT CORNERS AND INTERSECTIONS IN FOOTINGS AND WALLS WITH CORNER BARS OR OTHER METHODS SPECIFICALLY APPROVED BY THE STRUCTURAL ENGINEER.
- WIRE MESH SHALL CONFIRM WITH ASTM A185-64.
- UNLESS OTHERWISE NOTED, MAINTAIN COVERAGE TO FACE OF REINFORCING BARS AS FOLLOWS:

LOCATION	MINIMUM CLEAR COVER
CAST AGAINST EARTH:	3"
EXPOSED TO EARTH OR WEATHER:	2" (1 1/2" FOR #5 & SMALLER)
EXTERIOR SURFACES FOR BEAMS & COLUMN	1 1/2"

FOUNDATIONS AND RETAINING WALLS

- THE FOUNDATION AND RETAINING WALLS DESIGN IS BASED ON RECOMMENDATIONS OF THE GEOTECHNICAL INVESTIGATION REPORT TITLED "GEOTECHNICAL REPORT UPDATE", PREPARED BY HERZOG GEOTECHNICAL CONSULTING ENGINEERS, DATED 11-15-2021. A COPY OF THE REPORT SHALL BE OBTAINED FROM THE SOIL ENGINEER'S OFFICE. THE REPORT IS PART OF THE CONSTRUCTION DOCUMENTS, AND ITS RECOMMENDATIONS ARE TO BE FOLLOWED DURING CONSTRUCTION.
- DESIGN CRITERIA
 - ASSUMED DEPTH TO COMPETENT SUBGRADE = 44.5 FEET
 - ALLOWABLE BEARING PRESSURE (DL+LL) = 1000 PSF FOR MAT SLAB
 - COEFFICIENT OF FRICTION = 0.3
 - ALLOWABLE PASSIVE PRESSURE FOR MAT SLAB = 150 PCF (EQUIVALENT FLUID PRESSURE)
 - ALLOWABLE PASSIVE PRESSURE FOR RETAINING WALLS = 60 PCF FOR LEVEL BACKFILL WITH BACK-DRAINAGE (ADD 2 FT BACKFILL FOR VEHICULAR SURCHARGE) (12H SEISMIC)
- ALL FOUNDATION AND RETAINING WALL WORK SHALL COMPLY WITH 2019 CBC CHAPTER 18.
- WATERPROOF MEMBRANE SHALL BE 10MIL MIN THICK; 2" MIN OVERLAP & SECURED W/ TAPE AT ALL EDGES PER MANUFACTURE'S RECOMMENDATION.
- CONTRACTOR SHALL USE APPROVED DEVICES AND/OR SERVICES TO SCAN FOR UNDERGROUND UTILITIES PRIOR TO START OF EXCAVATION OR GRADING.
- CONTRACTOR SHALL AVOID EXCAVATION BELOW BOTTOM OF FOOTING AND REMOVING ANY SOIL WHICH MAY SERVE FOR LATERAL RESISTANCE FOR ADJACENT FOOTINGS. UNLESS OTHERWISE NOTED.
- EXTERIOR FOOTINGS TO BE A MINIMUM OF 18" BELOW FINISHED GRADE (UNLESS OTHERWISE NOTED) BEARING ON NATIVE UNDISTURBED COMPETENT SOIL OR ENGINEERED COMPACTED FILLS WITH 95% RELATIVE COMPACTION (ASTM D1557), APPROVED BY SOIL ENGINEER IN WRITING.
- DO NOT ALLOW WATER TO STAND IN EXCAVATED HOLES. IF BOTTOMS OF HOLE BECOME SOFTENED DUE TO RAIN OR OTHER WATER BEFORE CONCRETE IS CAST, EXCAVATE SOFTENED MATERIAL AND REPLACE WITH PROPERLY COMPACTED BACKFILL OR CONCRETE AT NO COST TO THE OWNER.

EQUIPMENT, PIPE, AND DUCT SUPPORT

- THE CONTRACTOR IS RESPONSIBLE FOR THE VERTICAL AND LATERAL SUPPORT OF ALL HVAC AND OTHER EQUIPMENT. SHOP DRAWINGS SHALL BE SUBMITTED FOR THE SUPPORT OF ALL HVAC EQUIPMENT OVER 400 POUNDS, STAMPED AND SIGNED BY A CALIFORNIA-LICENSED CIVIL OR STRUCTURAL ENGINEER. EQUIPMENT AND ANCHORAGE SHALL BE DESIGNED TO RESIST LATERAL SEISMIC FORCES PER 2019 CBC SECTION 1632.2. LATERAL SEISMIC DESIGN FORCES ON ALL LIFE SAFETY EQUIPMENT SHALL BE INCREASED BY A FACTOR OF 1.50.
- CONDUITS, PIPES AND DUCTS SHALL BE BRACED TO RESIST SEISMIC HAZARD B PER THE CURRENT EDITION OF "SMACNA SEISMIC RESTRAINT MANUAL: GUIDELINES FOR MECHANICAL SYSTEMS", EXCEPT THAT THE COMPONENTS OF LIFE SAFETY SYSTEMS SHALL BE BRACED TO RESIST SEISMIC HAZARD LEVEL A.

ROUGH CARPENTRY

- UNLESS OTHERWISE SHOWN ON THE DRAWINGS, NAILING SHALL CONFORM TO THE 2019 CBC, TABLE 2304.9.1 UNLESS OTHERWISE NOTED ON THESE DRAWINGS, ALL NAILS SHALL BE COMMON NAILS (AS OPPOSED TO BOX, SINKER OR COOLER NAILS).
- SILLS ON CONCRETE SHALL BE PRESSURE TREATED DOUGLAS FIR. SILLS SHALL BE FASTENED TO THE CONCRETE WITH A MINIMUM OF TWO FASTENERS PER PIECE, SPACED NOT MORE THAN 4 FEET APART AND A FASTENER LOCATED NOT MORE THAN 12 INCHES OR SEVEN BOLT DIAMETERS AND NOT LESS THAN 5 INCHES FROM EACH END OF PIECE. USE HOT-DIPPED GALVANIZED FASTENERS WITH PRESSURE TREATED WOOD.

- FASTEN ALL SILL PLATES AT NON-STRUCTURAL WALLS TO NON-PRESTRESSED CONCRETE SLABS WITH 0.177" DIAMETER POWER DRIVEN FASTENERS AT 16" ON CENTER, WITH 1 1/2" MINIMUM CONCRETE EMBEDMENT, UNLESS OTHERWISE NOTED ON THE DRAWINGS. FASTEN ALL SILL PLATES AT NON-STRUCTURAL WALLS TO PRESTRESSED CONCRETE SLABS WITH 0.145" DIAMETER POWER EMBEDMENT DRIVEN FASTENERS AT 16" ON CENTERS, WITH 3/4" MINIMUM AND 1" MAXIMUM CONCRETE EMBEDMENT, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- ALL ANCHOR BOLTS (AB) SHALL BE ASTM A307. ALL ANCHOR BOLTS SHALL HAVE PLATE WASHERS, MINIMUM 3"x3" SQUARE BY 0.229" THICK. ANCHOR BOLTS MUST BE SECURELY WROD AND PLACED AND ALIGNED IN A TRUE STRAIGHT LINE PRIOR TO THE CONCRETE PLACEMENT. ANCHOR BOLTS AND OTHER EMBEDDED STRUCTURAL CONNECTIONS MAY NOT BE "WET SET".
- LAG SCREWS: PRE-DRILL LEAD HOLES WITH 1/2 TO 3/4 OF SHANK DIAMETER FOR THREADED PORTION OF LAG SCREW, AND FULL DIAMETER FOR THE UNTHREADED SHANK PORTION. LAG SCREWS SHALL BE TORQUED, AND NEVER HAMMERED, INTO POSITION. LUBRICATE THREADS WITH SOAP OR OTHER WOOD-COMPATIBLE LUBRICANT.
- ALL MACHINE BOLTS (M.B.) SHALL BE ASTM A307 GRADE A, INSTALLED THROUGH HOLES 1/4" LARGER THAN DIAMETER OF BOLT. RE-TIGHTEN ALL BOLTS PRIOR TO CLOSING IN WALLS.
- USE HOT-DIPPED GALVANIZED NAILS, BOLTS, AND HARDWARE WHERE EXPOSED TO WEATHER AND FOR WHEN IN CONTACT WITH PRESSURE TREATED WOOD.
- PLACE JOISTS WITH CROWN UP. ADD ONE ADDITIONAL JOIST UNDER ALL PARALLEL PARTITIONS.
- BLOCK ALL JOISTS AT SUPPORTS AND UNDER ALL PARTITIONS WITH MINIMUM 2X SOLID BLOCKING. BLOCK AND BRIDGE ROOF JOISTS AT 10 FOOT AND FLOOR JOISTS AT 8 FOOT ON CENTER WHERE CEILING ASSEMBLY IS NOT ATTACHED DIRECTLY TO BOTTOM OF JOISTS.
- ALL TIMBER FASTENERS NOT SPECIFICALLY DETAILED ON THE DRAWINGS SHALL BE SIMPSON COMPANY'S STANDARD FASTENERS OR APPROVED EQUAL.
- ALL WOOD AND WOOD PRODUCTS IN CONTACT WITH CONCRETE OR MASONRY OR EXPOSED TO WEATHER SHALL BE PRESSURE-TREATED, SPECIES AND GRADE FOR PRESSURE TREATED PRODUCTS SHALL MATCH THAT SPECIFIED FOR UNTREATED SIMILAR LUMBER OR WOOD PRODUCTS (I.E. PRESSURE-TREATED HEM-FIR MAY NOT BE SUBSTITUTED FOR PRESSURE-TREATED DOUGLAS-FIR), UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- RE-TIGHTEN ALL BOLTS BEFORE CLOSING IN FRAMING.
- AT THE TIME OF INSTALLATION, ALL FRAMING LUMBER SHALL HAVE A MAXIMUM MOISTURE CONTENT OF 19%.
- ALL TJI, MICRO-LAM (LVL), PARALAM (PSL) ARE MADE BY WEYERHAUSER. THE MANUFACTURER'S GUIDELINES AND RECOMMENDATIONS SHALL BE FOLLOWED IN HANDLING AND INSTALLATION OF ALL PRODUCTS.
- TIMBER RIVETS: SHALL BE INSTALLED WITH LONG EDGE PARALLEL TO GRAIN. TIMBER RIVETS AT THE PERIMETER OF THE GROUP SHALL BE DRIVEN FIRST. SUCCESSIVE TIMBER RIVETS SHALL BE DRIVEN IN A SPIRAL PATTERN FROM THE OUTSIDE TO THE CENTER OF THE GROUP.
- SIMPSON STRONG WALL SHEAR WALL MUST BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER INSTRUCTIONS. MANUFACTURER GUIDELINES AND RECOMMENDATIONS SHALL BE FOLLOWED AT ALL TIMES DURING HANDLING AND INSTALLATION OF ALL PRODUCTS.

FRAMING LUMBER

- ALL FRAMING LUMBER SHALL BE DOUGLAS FIR GRADED PER WCLIB GRADING RULES NO. 16 LUMBER MAY BE SURFACE GREEN EXCEPT AS NOTED BELOW.
- ALL POSTS, BEAMS, HEADERS SHALL BE #1 OR BETTER.
- ALL ROOF JOISTS SHALL BE #1 OR BETTER.
- ALL FLOOR JOISTS SHALL BE #1 OR BETTER, SURFACE DRY.
- ALL STUDS SHALL BE STUD GRADE OR BETTER.
- ALL PLATES AND MISCELLANEOUS LUMBER SHALL BE STANDARD GRADE OR BETTER.
- ALL WOOD AND WOOD PRODUCTS IN CONTACT WITH CONCRETE OR MASONRY OR EXPOSED TO WEATHER SHALL BE PRESSURE-TREATED, SPECIES AND GRADE FOR PRESSURE TREATED PRODUCTS SHALL MATCH THAT SPECIFIED FOR UNTREATED SIMILAR LUMBER OR WOOD PRODUCTS (I.E. PRESSURE-TREATED HEM-FIR MAY NOT BE SUBSTITUTED FOR PRESSURE-TREATED DOUGLAS-FIR), UNLESS OTHERWISE NOTED ON THE DRAWINGS.

PLYWOOD

- EACH PLYWOOD SHEET OR WOOD STRUCTURAL PANEL SHALL BE IDENTIFIED WITH THE APPROPRIATE GRADE AND TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION AND SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF THE U.S. PRODUCT STANDARD PS 1 OR PS 2. WOOD STRUCTURAL PANELS (SUCH AS ORIENTED STRAND BOARD) OF EQUAL THICKNESS AND RATING, AND MEETING THE REQUIREMENTS OF APA PS 2, MAY BE SUBSTITUTED FOR PLYWOOD.
- PLYWOOD SHEETS AT FLOORS AND ROOFS SHALL BE LAID WITH FACE GRAIN PERPENDICULAR TO JOISTS AND RAFTERS. BLOCK EDGES WHERE NOTED ON THE DRAWINGS. ALL CUT PANELS SHALL BE EQUAL OR GREATER THAN 24"x48". APPLY A CONTINUOUS BEAD OF GLUE TO ALL FLOOR JOISTS BEFORE SETTING FLOOR PLYWOOD.
- PLYWOOD SHEETS ON WALLS SHALL BE LAID WITH LONG DIMENSION VERTICAL. ALL CUT PANELS IN SHEAR WALLS SHALL BE EQUAL OR GREATER THAN 16" IN BOTH DIRECTIONS. BLOCK AND NAIL ALL EDGES. GLUE ADHESIVE SHALL NOT BE APPLIED BETWEEN STUDS AND WALL PLYWOOD.
- ROOF PLYWOOD SHALL BE MINIMUM 1/2", 2% EXPOSURE 1, PROVIDE PLYCLIPS BETWEEN RAFTERS WHERE EDGES ARE NOT BLOCKED. U.O.N.
- FLOOR PLYWOOD SHALL BE MINIMUM 3/4", 4% EXPOSURE 1. U.O.N.
- WALL PLYWOOD SHALL BE MINIMUM 1/2", 2% EXPOSURE 1. U.O.N.

STRUCTURAL STEEL AND MISCELLANEOUS IRON

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF AISC "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS" AND AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES" (AS REVISED BY THE PROJECT SPECIFICATIONS).
- STEEL SHAPES AND MISCELLANEOUS STEEL SHALL CONFORM TO THE FOLLOWING:
 - WIDE FLANGES (W) - ASTM 992, GR 50
 - HOLLOW STRUCTURAL SECTIONS (HSS) *SQUARE OR RECTANGULAR - ASTM A500 GR B (Fy = 46 ksi) *ROUND - ASTM A500 GR B (Fy = 42 ksi)
 - PLATES AND BARS - A36 *EXCEPT FOR MOMENT FRAME CONNECTIONS (I.E. CONTINUITY, DOUBLER, SPLICE, ETC) WHICH SHALL BE ASTM A572 GR 50
 - PIPE - ASTM A53 GR B
 - MISCELLANEOUS SHAPES (I.E. CHANNELS, ANGLES, ETC) - ASTM A36
- ALL BOLTS FOR STEEL TO STEEL CONNECTIONS SHALL CONFORM TO ASTM A325N-SC, UNLESS OTHERWISE NOTED. BOLTS SHALL BE FULLY PRE-TENSIONED TO SATISFY SLIP-CRITICAL REQUIREMENTS WITH A CLASS-A FAYING SURFACE. FULL PRE-TENSIONING SHALL BE ATTAINED BY "TURN-OF-THE-NUT" OR OTHER METHOD APPROVED BY THE STRUCTURAL ENGINEER.
- ANCHOR RODS: TYPICAL: ASTM F1554 GR 36 W/ ASTM A563 HEAVY HEX NUTS WELDABLE: ASTM F1554 GR 55 S1 W/ ASTM A563 HEAVY HEX NUTS HIGH STRENGTH: ASTM F1554 GR 105 W/ ASTM A563 GR DH HEAVY HEX NUTS

- NON-SHRINK GROUT: 7500 PSI COMPRESSIVE STRENGTH, NON METALLIC CONFORMING TO ASTM 1107. MASTERFLOW 928 OR EQUAL.
- STEEL NOT RECEIVING FIRE PROOFING SHALL BE SHOP PRIMED OR EQUAL, EXCEPT SURFACES TO RECEIVE WELDS, SHEAR STUDS, FULLY PRE-TENSIONED BOLTS, CONCRETE ENCASUREMENT OR SPRAY FIREPROOFING. ALL STEEL OR STEEL FASTENERS EXPOSED TO WEATHER SHALL BE HOT-DIP ZINC GALVANIZED, OR PAINTED WITH TWO COATS OF BITUMINOUS/COAL TAR EPOXY OR WEATHERPROOFED BY AN APPROVED EQUAL U.O.N.
- WELDING TO CONFORM TO THE LATEST EDITION OF THE AWS SPECIFICATIONS SHALL BE PERFORMED BY CERTIFIED WELDERS. BUTT WELDS ARE TO BE COMPLETE PENETRATION JOINT (CPJ), U.O.N. ALL FILLET WELDS SHOWN ARE MINIMUM REQUIRED BY STRESS, INCREASE WELDS TO AISC MINIMUM SIZES BASED ON THICKNESS OF MATERIAL JOINED U.O.N.
- ALL ELECTRODES SHALL BE E70XX (70 KSI), U.O.N. ELECTRODES AND FLUXES SHALL BE KEPT CLEAN AND DRY PER AWS D1.1 AND THE FOLLOWING ADDITIONAL REQUIREMENTS. FCAW (WIRE) ELECTRODES SHALL BE CONSUMED WITHIN TWO WEEKS OF OPENING THEIR ORIGINAL PACKAGING. RUSTED ELECTRODES SHALL BE DISCARDED. SMAW (STICK) ELECTRODES SHALL BE LOW HYDROGEN TYPE. SHALL HAVE MOISTURE-RESISTANT COATINGS, AND SHALL BE USED WITHIN 8 HOURS OF OPENING THEIR HERMETICALLY-SEALED CONTAINERS, OR SHALL BE REDRIED PER AWS D1.1, SECTION 4.5.2. SAW FLUX SHALL BE KEPT CLEAN AND DRY PER AWS D1.1, SECTION 4.8.3. SAW FLUX OPEN TO AIR FOR MORE THAN TWO DAYS SHALL BE RE-DRIED FOR AT LEAST TWO HOURS AT BETWEEN 500 AND 900 DEGREES FAHRENHEIT. WET FLUX SHALL BE DISCARDED.
- SHOP AND ERECTION DRAWINGS CONFORMING WITH AISC SPEC, AWS D1.1 AND RCSC SPEC SHALL BE PROVIDED BY THE STEEL FABRICATOR, AND REVIEWED AND APPROVED BY THE ENGINEER.
- STEEL MEMBER CONNECTING TO WOOD FRAMING SHALL HAVE WOOD NAILER WITH MIN 3/8" NELSON STUD OR THREADED STUDS AT 24" O.C. WITH MIN 3/4" FILLET WELDED ALL AROUND TO THE STEEL MEMBER, UNLESS OTHERWISE NOTED.

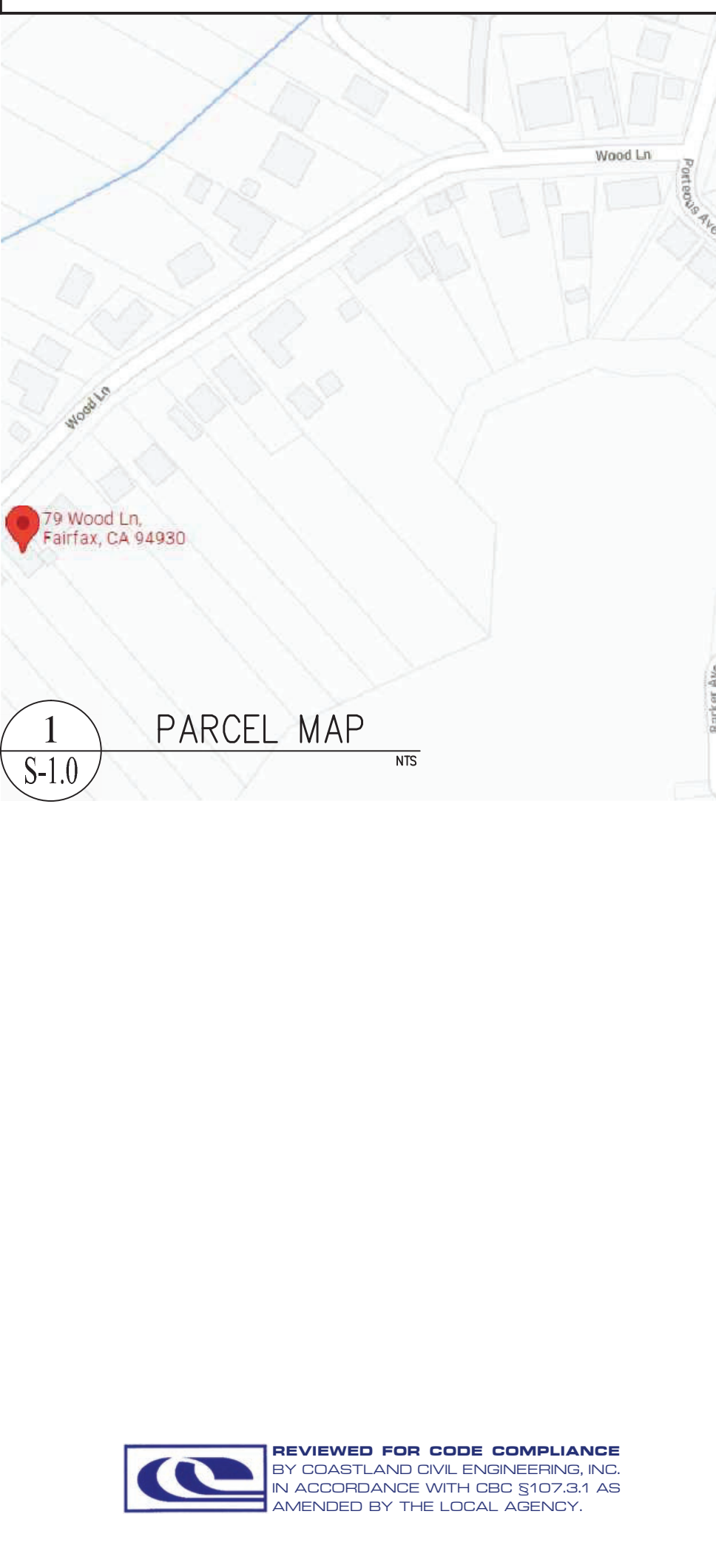
ADHESIVE ANCHOR

- INSTALLATION OF ADHESIVE, ANCHORS AND DOWELS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND THESE NOTES. WHERE REQUIREMENTS OF THE MANUFACTURER OR THESE NOTES CONFLICT THE MORE RESTRICTIVE PROVISIONS GOVERN.
- ADHESIVE SYSTEMS
 - THE FOLLOWING ADHESIVE ANCHOR SYSTEMS ARE ACCEPTABLE FOR USE IN CONCRETE: SIMPSON STRONG-TIE CO. INC.: SET-XP (ESR-2508) HILT, INC.: HILTI HIT HY-200
- ADHESIVE CONNECTIONS SHALL HAVE SPECIAL INSPECTION PER CBC SECTION 1704 UNLESS OTHERWISE NOTED.

PROJECT DESCRIPTION	
NEW RESIDENCE, NEW GARAGE, AND NEW ADU.	
PROJECT DIRECTORY	
OWNER:	COBY FRIEDMAN 79 WOOD LANE FAIRFAX, CA 94930 COBY@CFCONTRACTING.COM 415-310-5442
ARCHITECT:	FREDRIC DIVINE ARCHITECTS 1924 4TH STREET SAN RAFAEL, CA 94901 LAURA@FDIVINEARCHITECTS.COM 415-457-0220
STRUCTURAL/CIVIL ENGINEER:	DAC ASSOCIATES, INC. 7 MOUNT LASSEN DRIVE SUITE A-129 SAN RAFAEL, CA 94903 DARIUS@DACASSOCIATES.NET 415-499-1919

SHEET INDEX

S-1.0	STRUCTURAL GENERAL NOTES & COVER
S-1.1	STRUCTURAL TYPICAL DETAILS
S-1.2	STRUCTURAL TYPICAL DETAILS CONTINUED
S-1.3	STRUCTURAL TYPICAL DETAILS CONTINUED
S-2.0	FOUNDATION PLAN
S-2.1	MAIN FLOOR FRAMING PLAN
S-2.2	UPPER FLOOR FRAMING PLAN
S-2.3	ROOF FRAMING PLAN
S-3.0	STRUCTURAL DETAILS
S-3.1	STRUCTURAL DETAILS
S-3.2	WEYERHAUSER TYPICAL DETAILS
S-3.3	WEYERHAUSER TYPICAL DETAILS
S-3.4	STRUCTURAL DETAILS



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△	DL

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NEW RESIDENCE & ADU

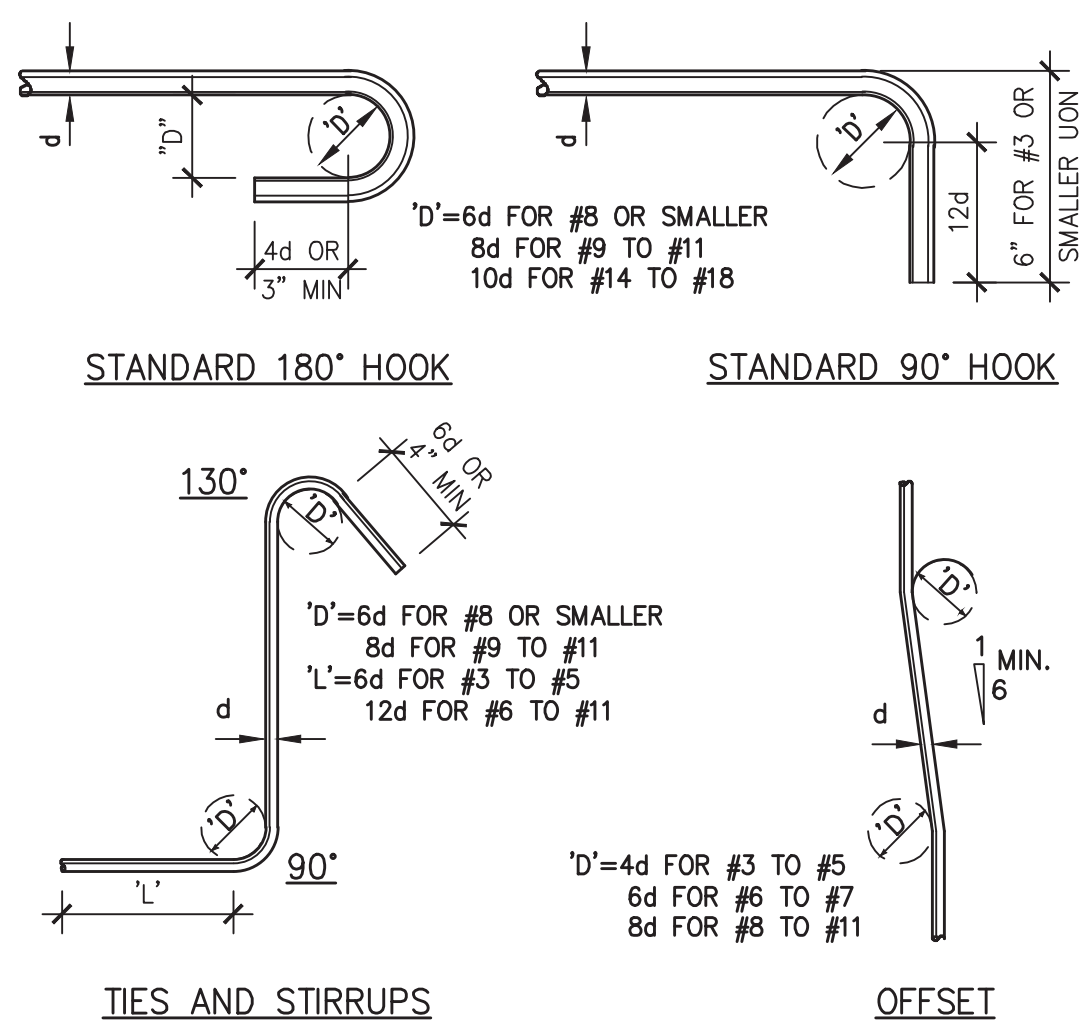
79 WOOD LANE
FAIRFAX, CA 94930
PROJECT APN 002-062-03

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JOB NUMBER:	1477-0822 S

S-1.0

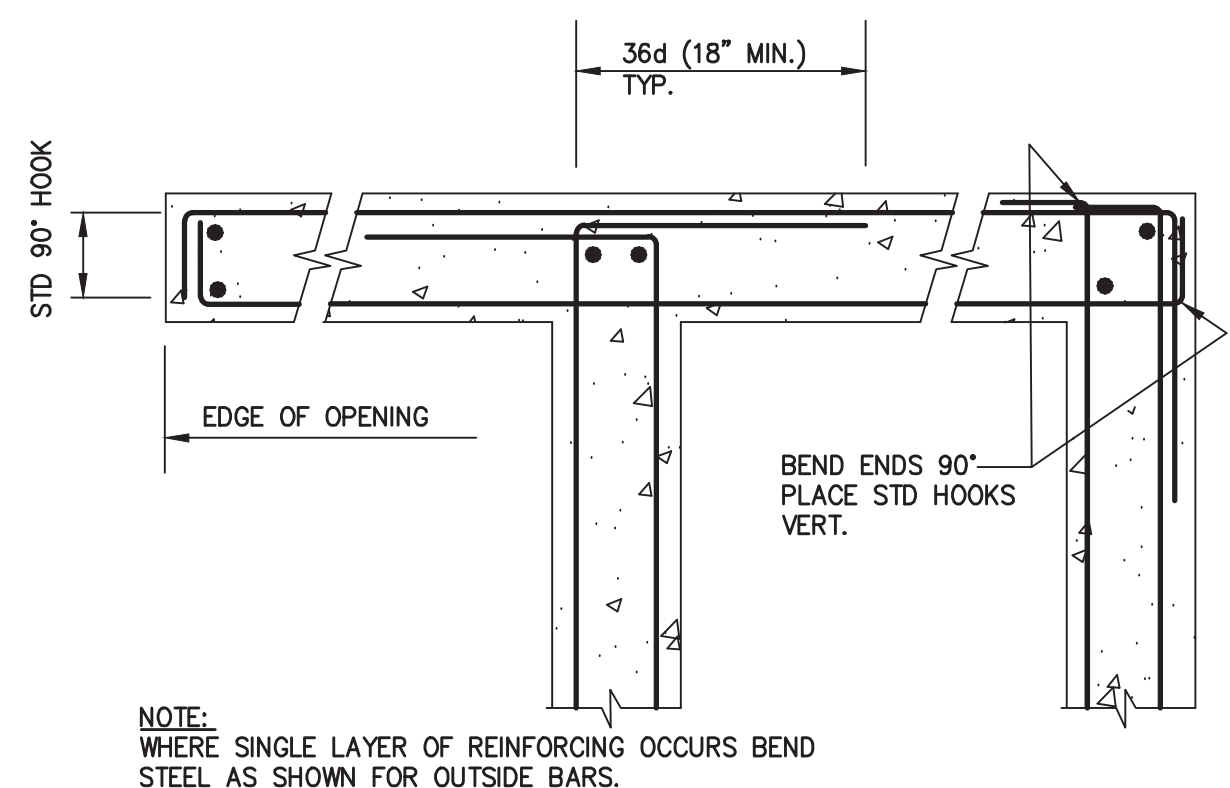
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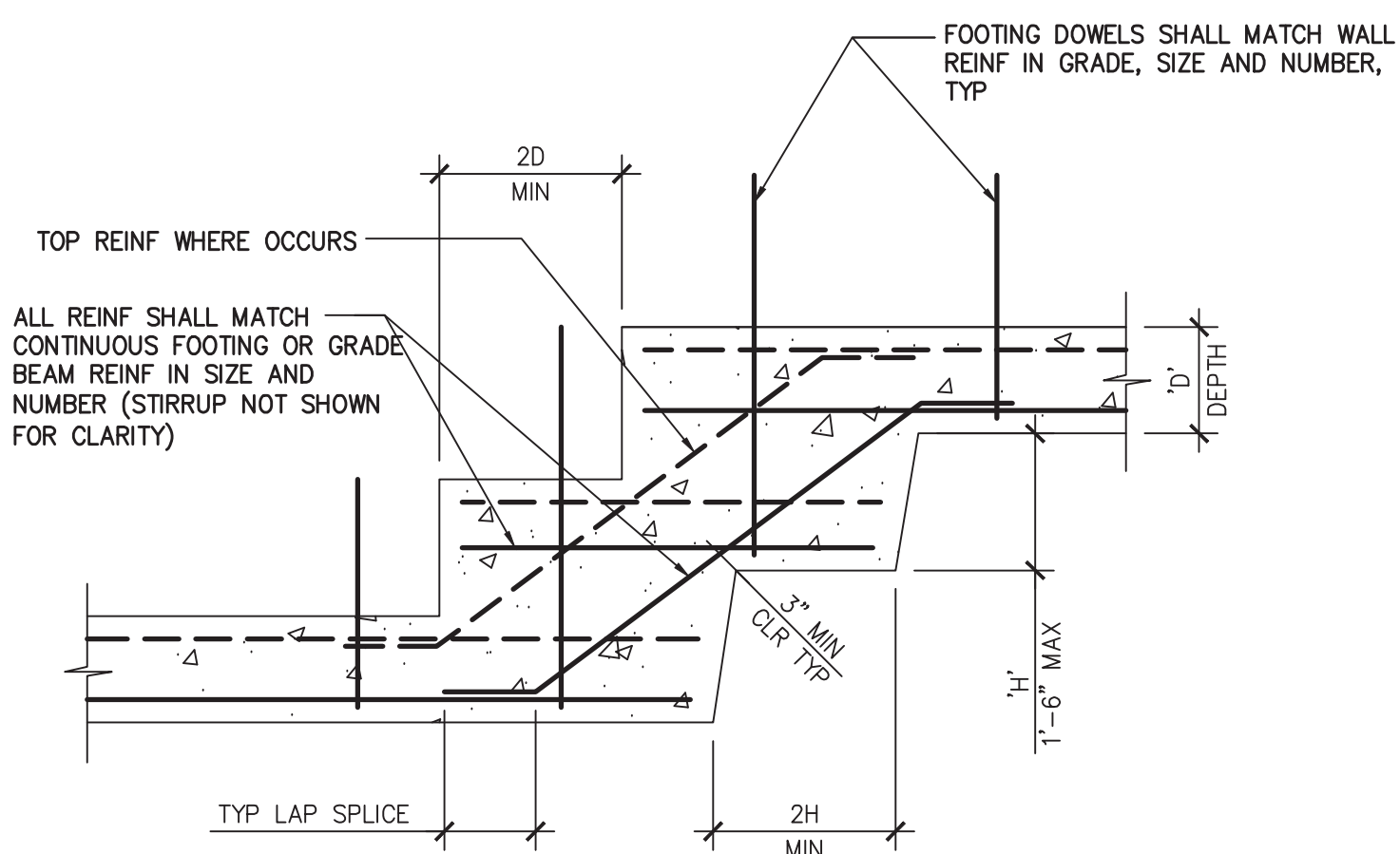


NOTE:
 1. ALL BENDS SHALL BE MADE COLD.
 2. #14 AND #18 BARS SHALL BEND TESTED LAB APPROVED PRIOR TO BENDING.
 3. DO NOT BEND BARS ALREADY CAST IN CONCRETE UNLESS OTHERWISE NOTED.

1 (TYP) STANDARD REINFORCEMENT HOOKS & BENDS NTS

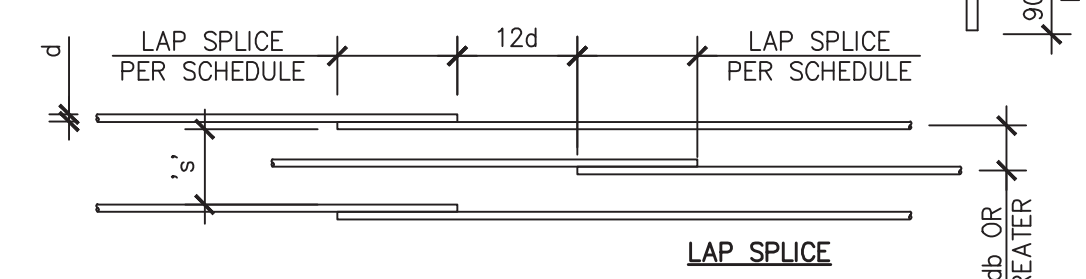


2 (TYP) REIN. HORIZONTAL BEND NTS



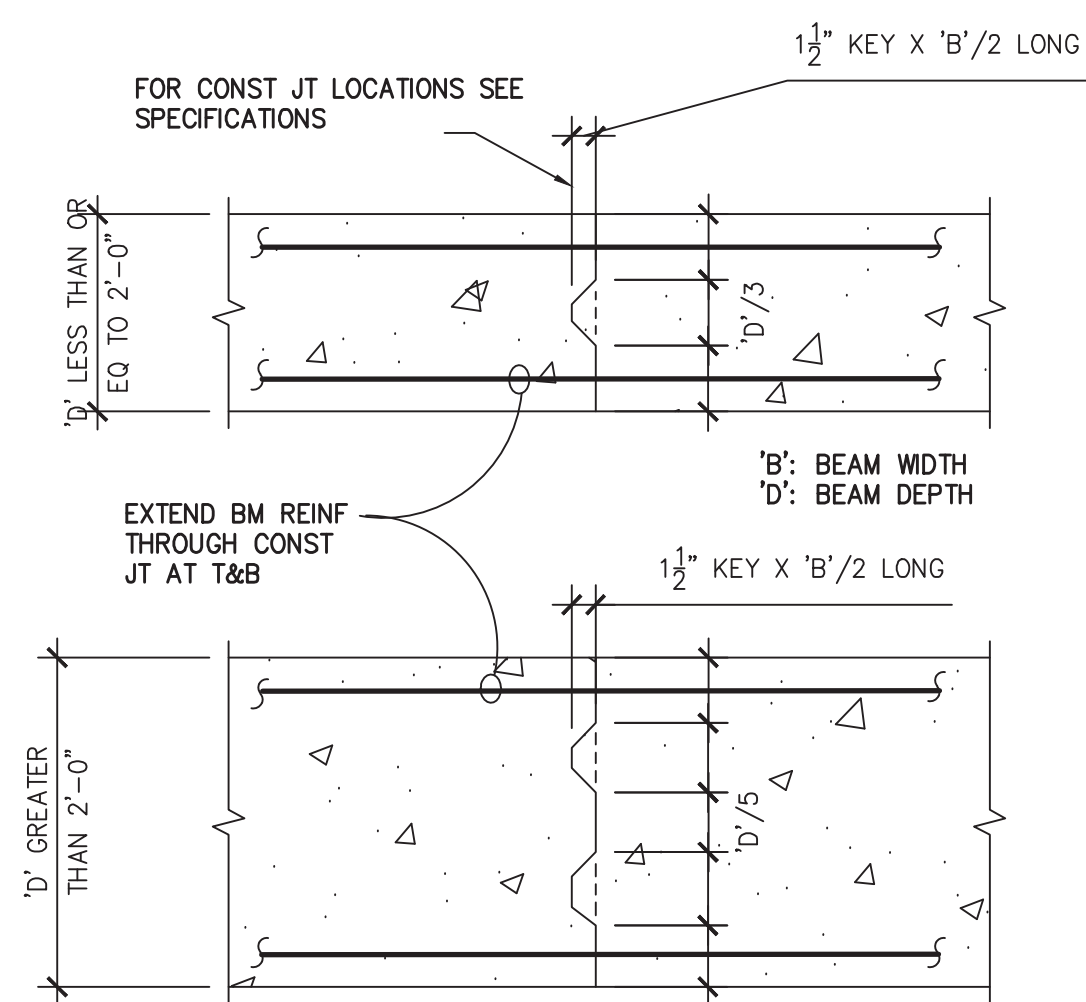
3 (TYP) STEPPED FOOTING / GRADE BEAM NTS

f _c CONCRETE STRENGTH	REBAR SIZE										
	GRADE 40					GRADE 60					
	#3	#4	#5	#6	#7	#8	#9	#10	#11		
	90° HOOK EMBED (INCHES)										
3000	8	10	11	14	17	20	22	25	28	31	
	LAP SPlice LENGTH (INCHES)										
3000	12	15	22	28	33	48	55	62	70	78	

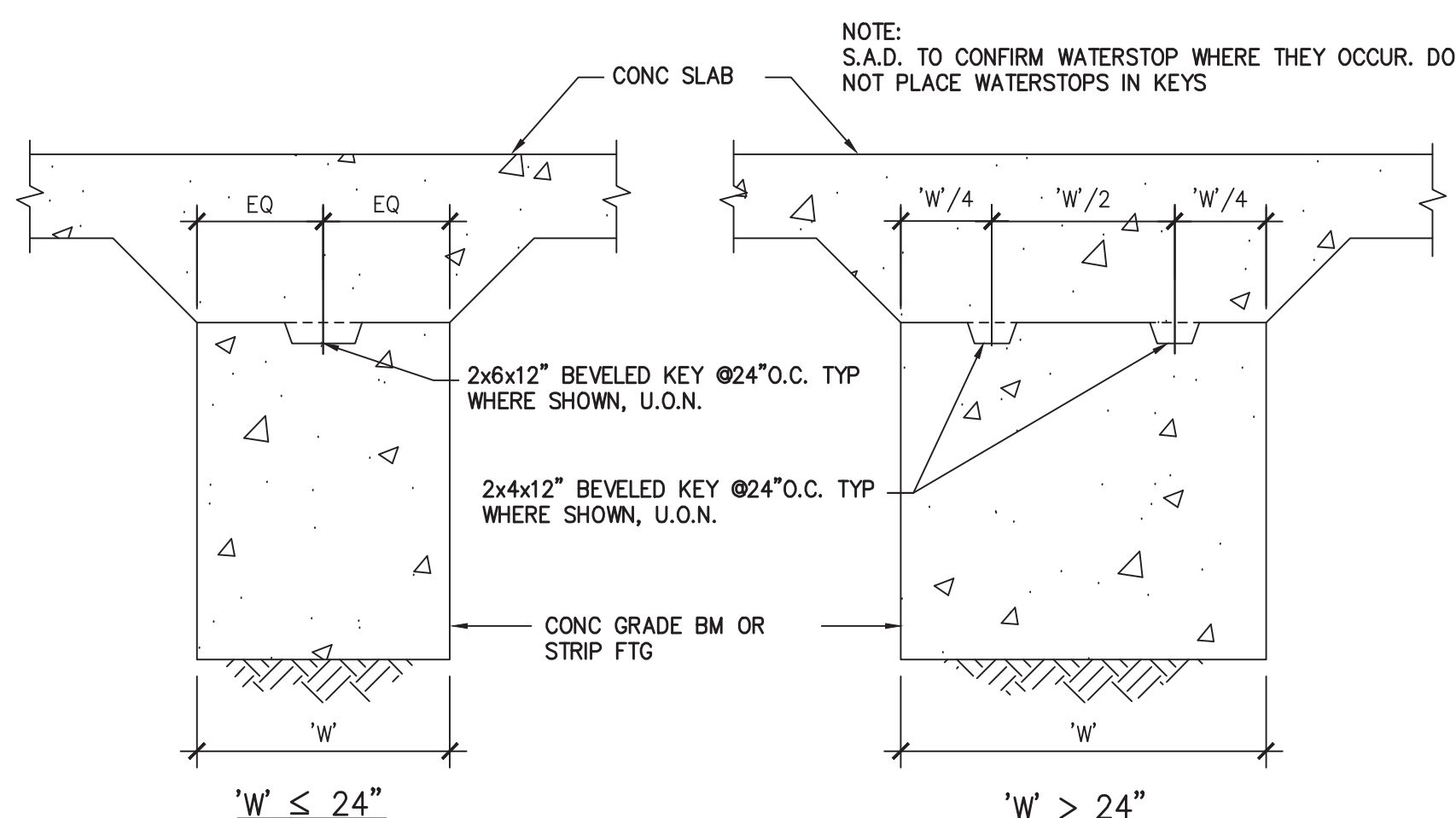


REINFORCEMENT LAP SPlice NOTE:
 1. STAGGERED LAPS BETWEEN ADJACENT BAR SPlice.
 2. MULTIPLY ALL LENGTH BY 1.5 IF EITHER OF THE FOLLOWING ARE TRUE:
 A. CLEAR SPACING 's' OF BARS IS LESS THAN 2d
 B. CLEAR COVER IS LESS THAN 1 BAR DIAMETER (d)
 3. NONCONTACT SPlice WITH MIN 3d SPACING SHALL BE USED FOR SHOTCRETE.

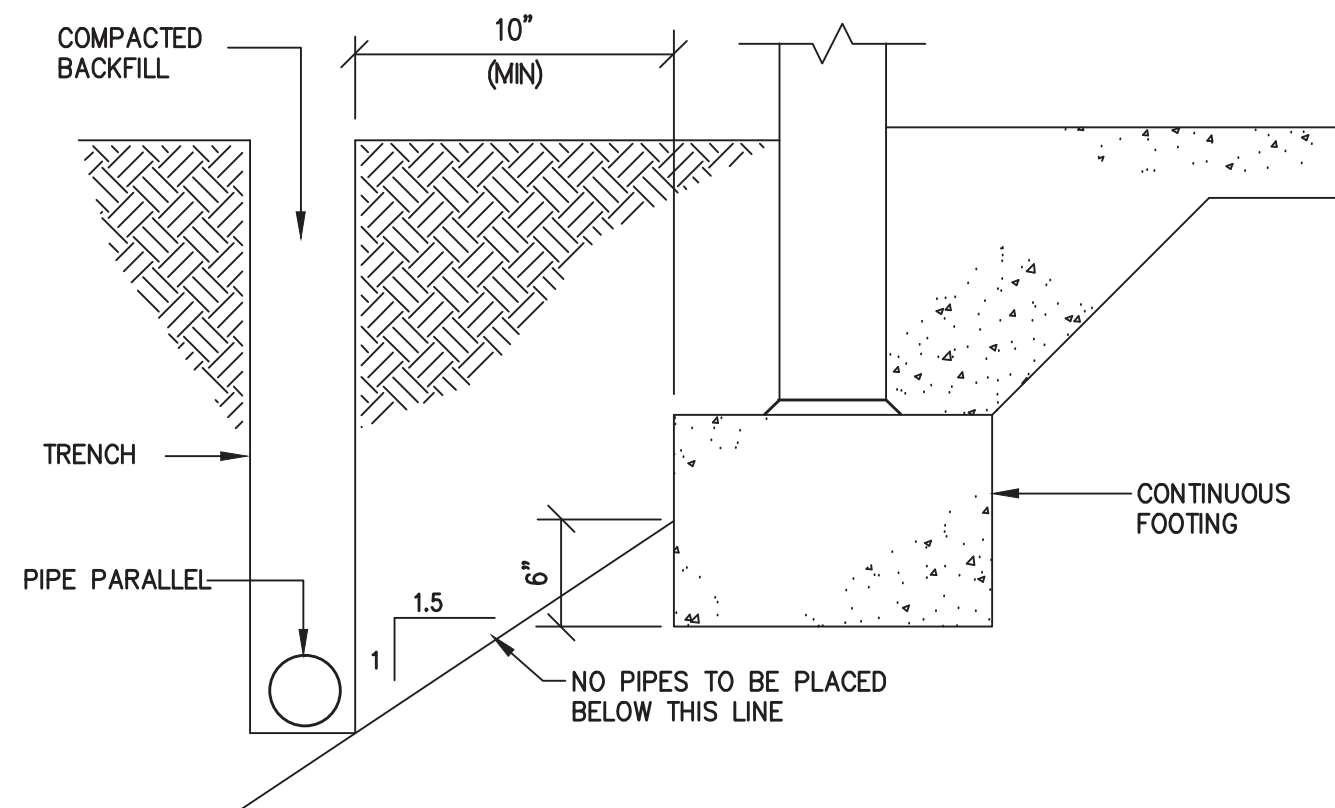
4 (TYP) REINFORCEMENT LAP SPlice & HOOK EMBED NTS



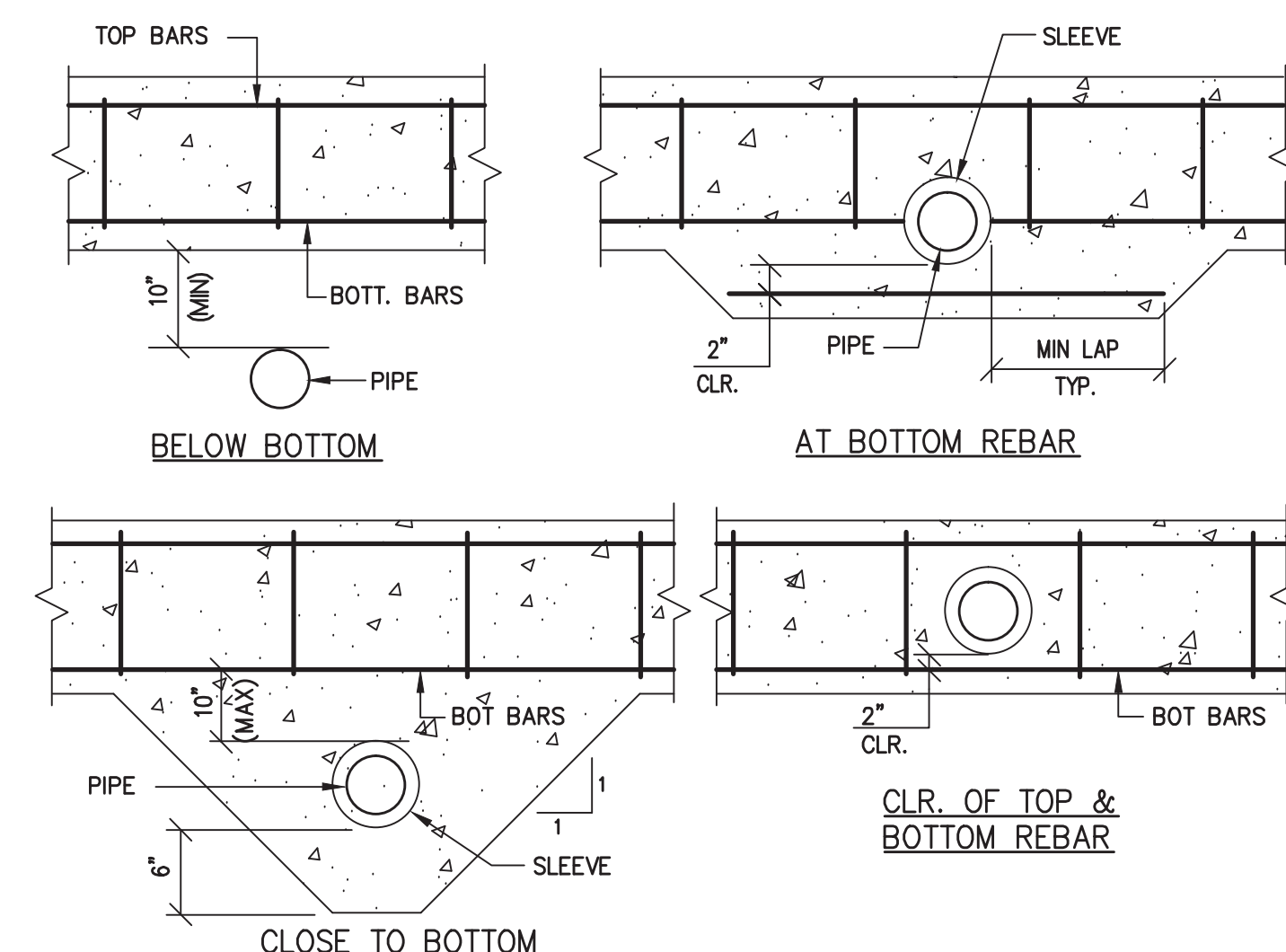
5 (TYP) CONC BEAM CONST JOINTS NTS



6 (TYP) FOOTING KEY NTS



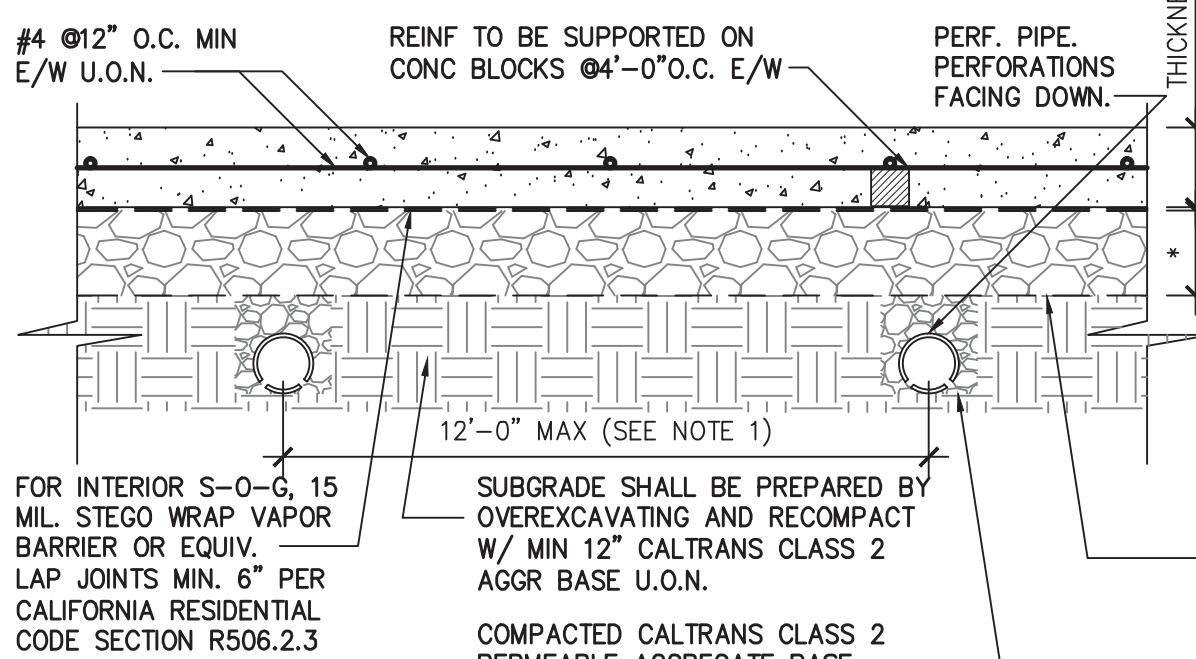
TYPICAL PIPE AND TRENCH PARALLEL TO FOOTING



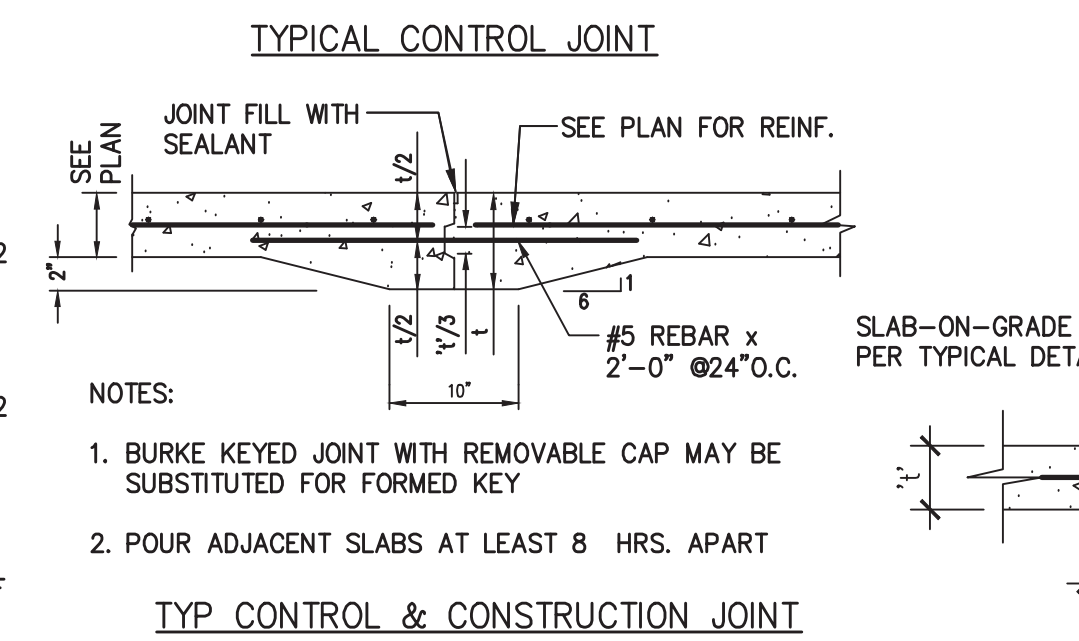
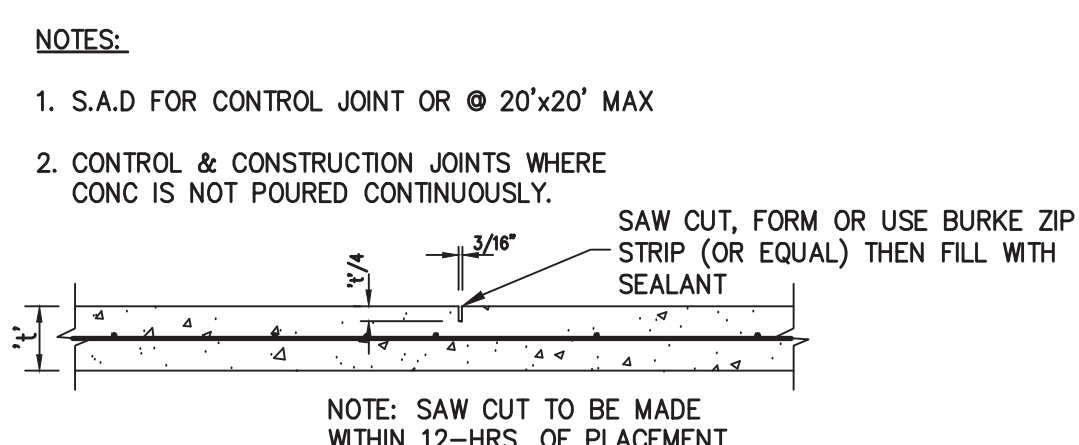
PIPE PERPENDICULAR TO FOOTING

7 (TYP) PIPES ADJACENT TO FOUNDATIONS NTS

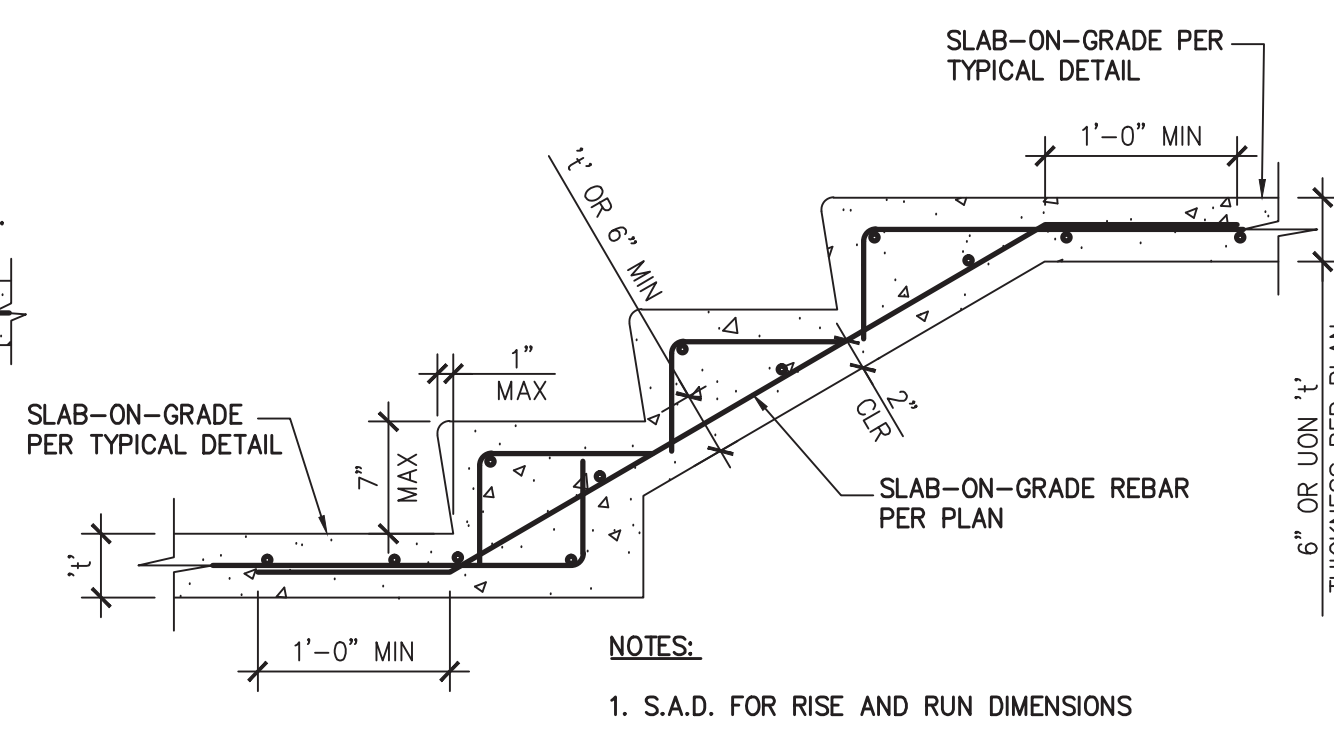
- NOTES:
 1. SUBDRAIN PIPE 4" SDR35 (PERFORATION DOWN) SHALL BE INSTALLED @ 12'-0" O.C. MAX W/ 1% SLOPE TO DAYLIGHT IN APPROVED DISPERSION LOCATION IN THE FIELD.
 2. CONTROL JOINTS @20'-0" MAX INTERVALS AND REINFORCING SHOULD BE CONTINUOUS THROUGH PER TYP DETAIL.
 3. SUBGRADE SHALL BE OBSERVED AND APPROVED BY THE ENGINEER IN WRITING.
 4. S.A.D. TO CONFIRM WATERPROOFING & INSULATION DETAILS.



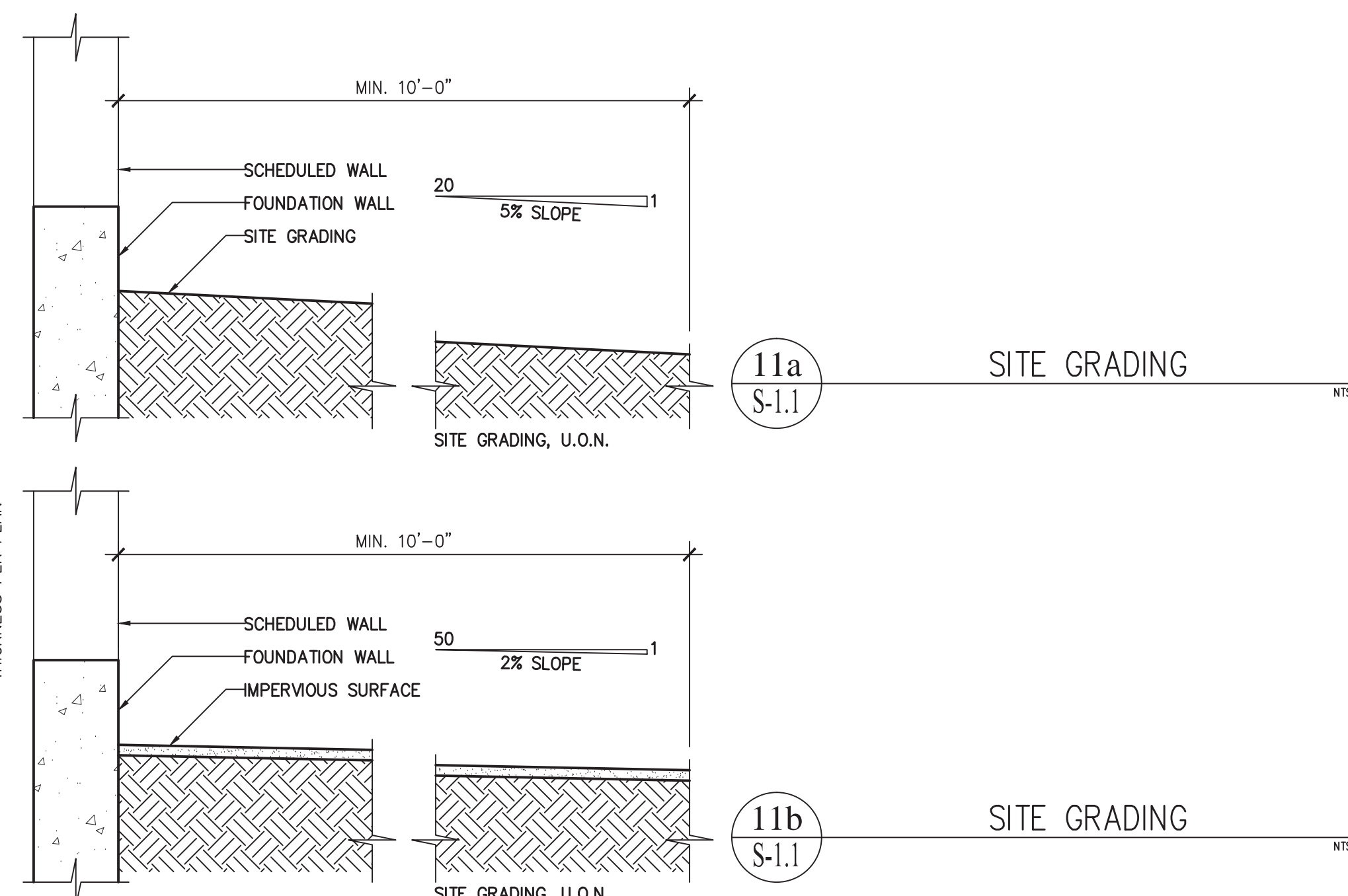
8 (TYP) SLAB-ON-GRADE NTS



9 (TYP) S-O-G JOINTS NTS



10 (TYP) CONCRETE STAIR ON GRADE NTS



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2022-06-21	

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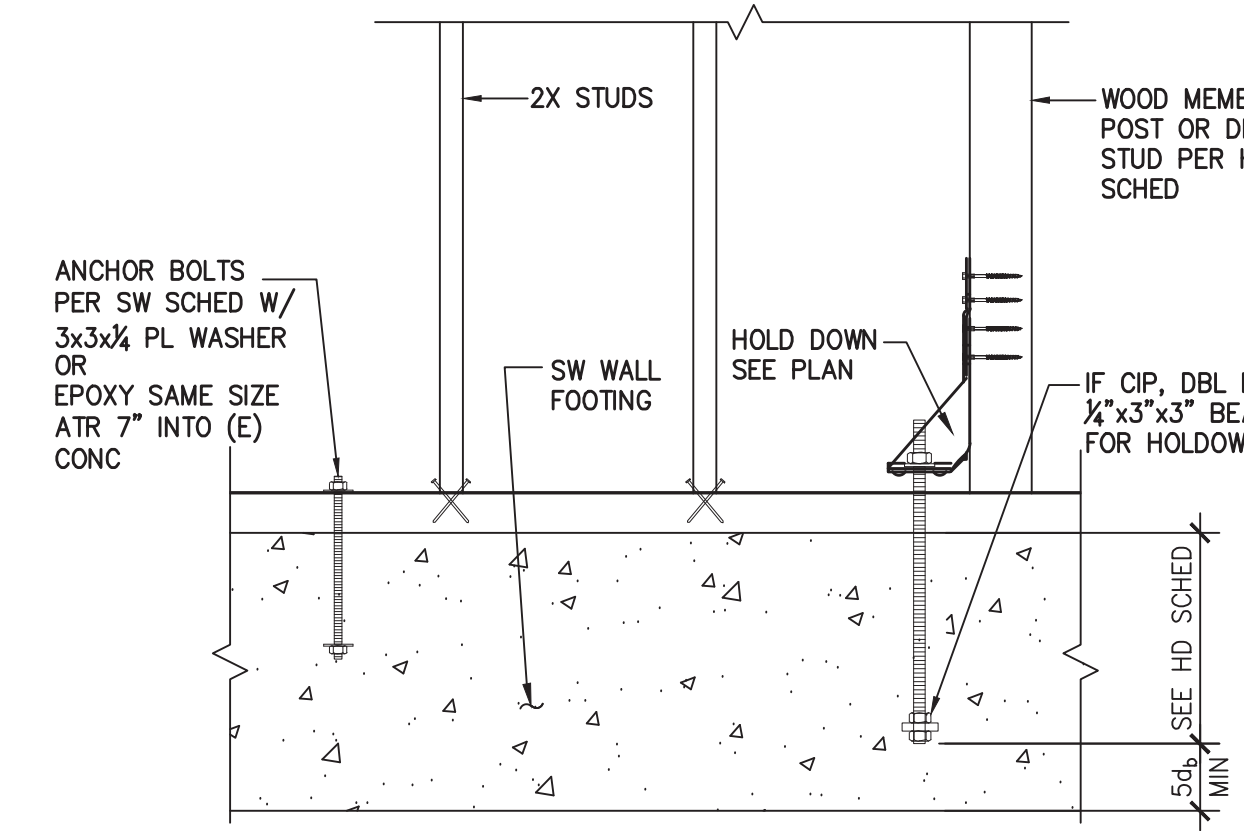
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 DRAWN BY: DL
 JOB NUMBER: 1477-0822 S

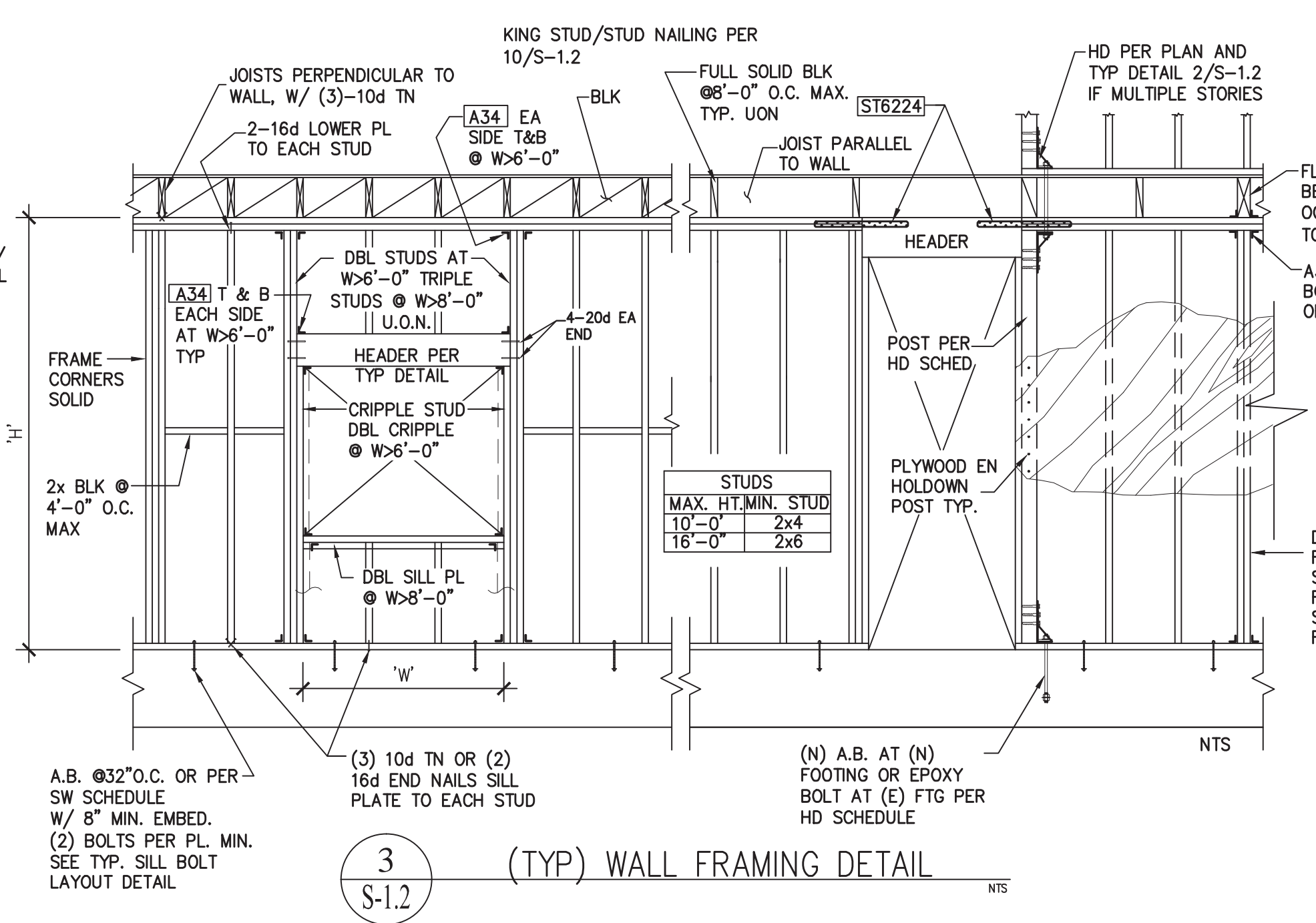
SHEET 2
S-1.1
 OF 12 SHEET

SHEAR WALL SCHEDULE							
MARK	SHEATHING	EDGE NAIL (EN) FIELD NAIL (FN)	FRAMING CLIPS	SOLE PL NAILS	ANCHOR BOLTS	FL/ROOF EDGE NAIL	Code Value (A S D)
A-1	1/2" STRUCTURAL 1	10d @ 4" O.C. 10d @ 12" O.C.	A35 @ 12" O.C.	20d @ 4" O.C. OR SDS 1/4" x 5 @ 8"	5/8" @ 32" O.C. W/8" EMBED.	SEE DIAPHRAGM SCHED	510 PLF
A-2	1/2" STRUCTURAL 1	10d @ 3" O.C. 10d @ 12" O.C.	A35 @ 8" O.C.	20d @ 3" O.C. OR SDS 1/4" x 5 @ 6"	5/8" @ 32" O.C. W/8" EMBED.	SEE DIAPHRAGM SCHED	665 PLF
A-3	1/2" STRUCTURAL 1	10d @ 2" O.C. 10d @ 12" O.C.	A35 @ 8" O.C.	SDS 1/4" x 5 @ 6"	5/8" @ 16" O.C. W/8" EMBED.	SEE DIAPHRAGM SCHED	870 PLF
A-4	2-SIDED 1/2" STRUCTURAL 1	10d @ 2" O.C. 10d @ 12" O.C.	A35 @ 4" O.C.	SDS 1/4" x 5 @ 3" O.C.	5/8" @ 8" O.C. W/8" EMBED.	SEE DIAPHRAGM SCHED	1740 PLF
C	SIMPSON STRONG WALL	SEE MANUFACTURER'S SPECIFICATIONS					XXXX LB

NOTES:
 • SEE STRUCTURAL PLANS FOR SHEAR WALL TYPE, HOLDOWN, AND LOCATION
 • ALL INFORMATION IN THE ABOVE SCHEDULE RELATES TO THE ITEMS SHOWN IN THE ACCOMPANYING WALL SECTIONS. ALL PARTS REQUIRED FOR EACH SHEAR WALL TYPE OCCUR IN THE WALLS BETWEEN THE LEVEL REPRESENTED BY THE FRAMING PLAN AND THE LEVEL ABOVE.
 EXAMPLE: (A SHEARWALL SHOWN ON THE SECOND FLOOR FRAMING PLAN WITH A MARK \diamond NEXT TO IT, SHALL HAVE ALL THE PARTS REQUIRED FOR A TYPE \diamond WALL INSTALLED IN THE WALL BETWEEN THE SECOND AND THIRD FLOORS OR SECOND FLOOR AND ROOF)
 • WHERE THE SHEAR WALL SPECIFIED ON ONE SIDE OF THE WALL ONLY, PLACE SHEATHING ON SIDE OF WALL WHERE SYMBOL \diamond IS SHOWN ON PLAN
 • WHERE THE SHEAR WALL SPECIFIED ON BOTH SIDES OF THE WALL, JOINTS AND SILL PL NAILING SHALL BE STAGGERED IN ALL CASES. PANELS JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS.
 • AT SHEAR WALLS WITH CODE VALUES EXCEEDING 350 PLF, PROVIDE 3x SILL PL. AND 3x STUD (OR DBL 2x STUDS JOINED TOGETHER WITH SDS SCREWS @ 6" O.C. MAX.) AT FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS. EDGE NAILING ON ABUTTING PANELS SHALL BE STAGGERED.
 • AT SHEAR WALLS WITH 2" O.C. EDGE NAILING, PROVIDE 3x SILL PL. AND 3x STUD AT FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS. EDGE NAILING ON ABUTTING PANELS SHALL BE STAGGERED.

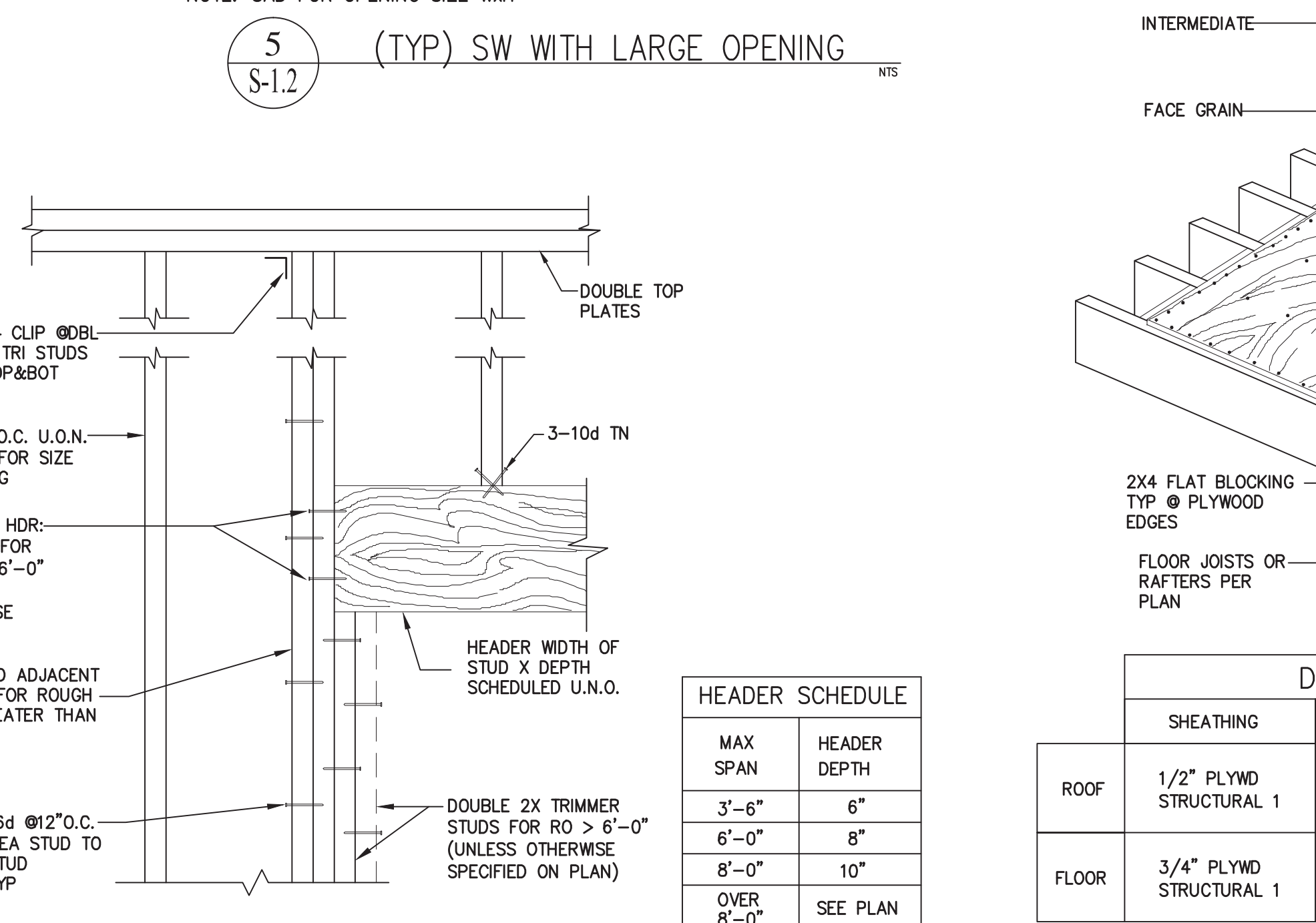
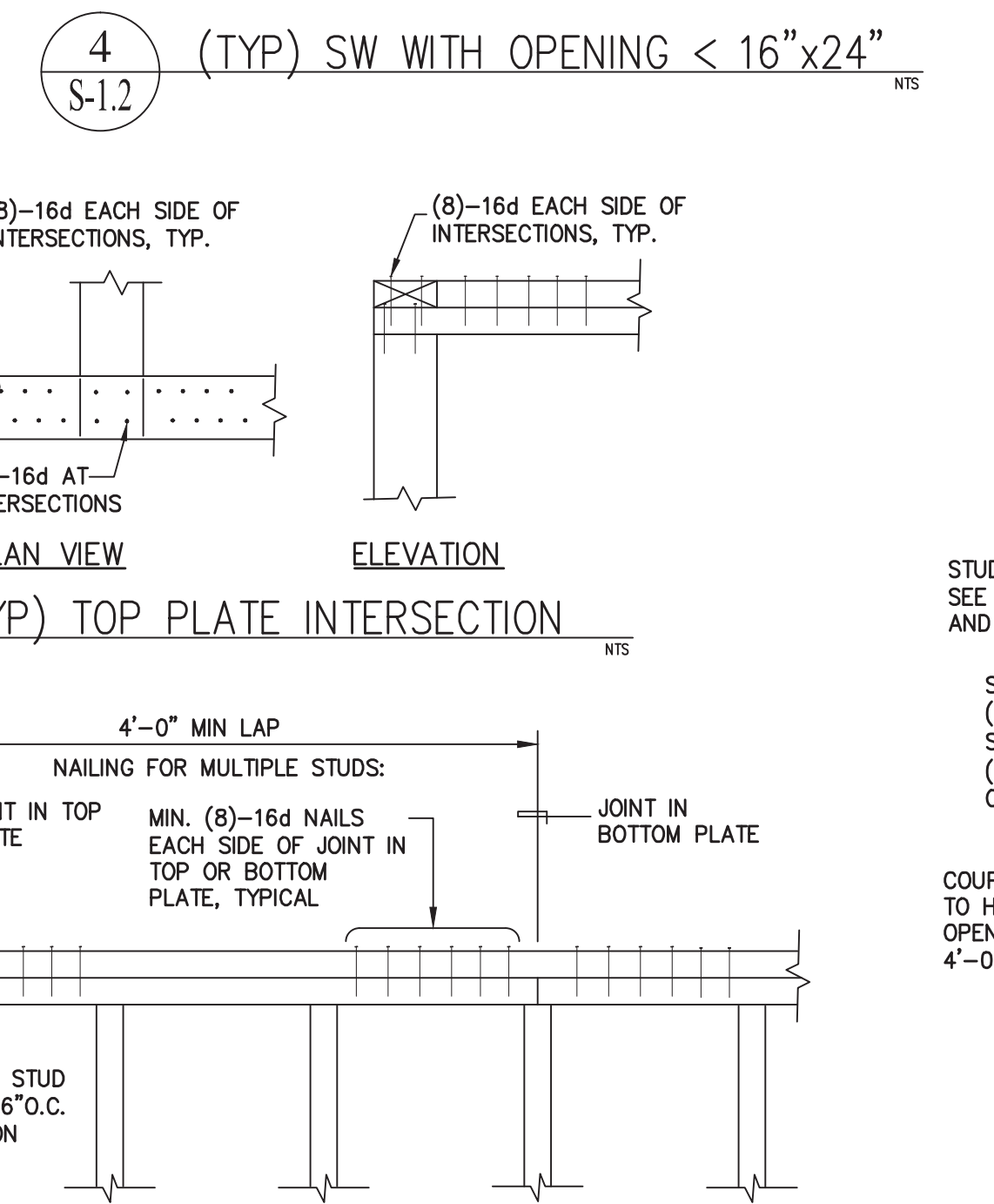
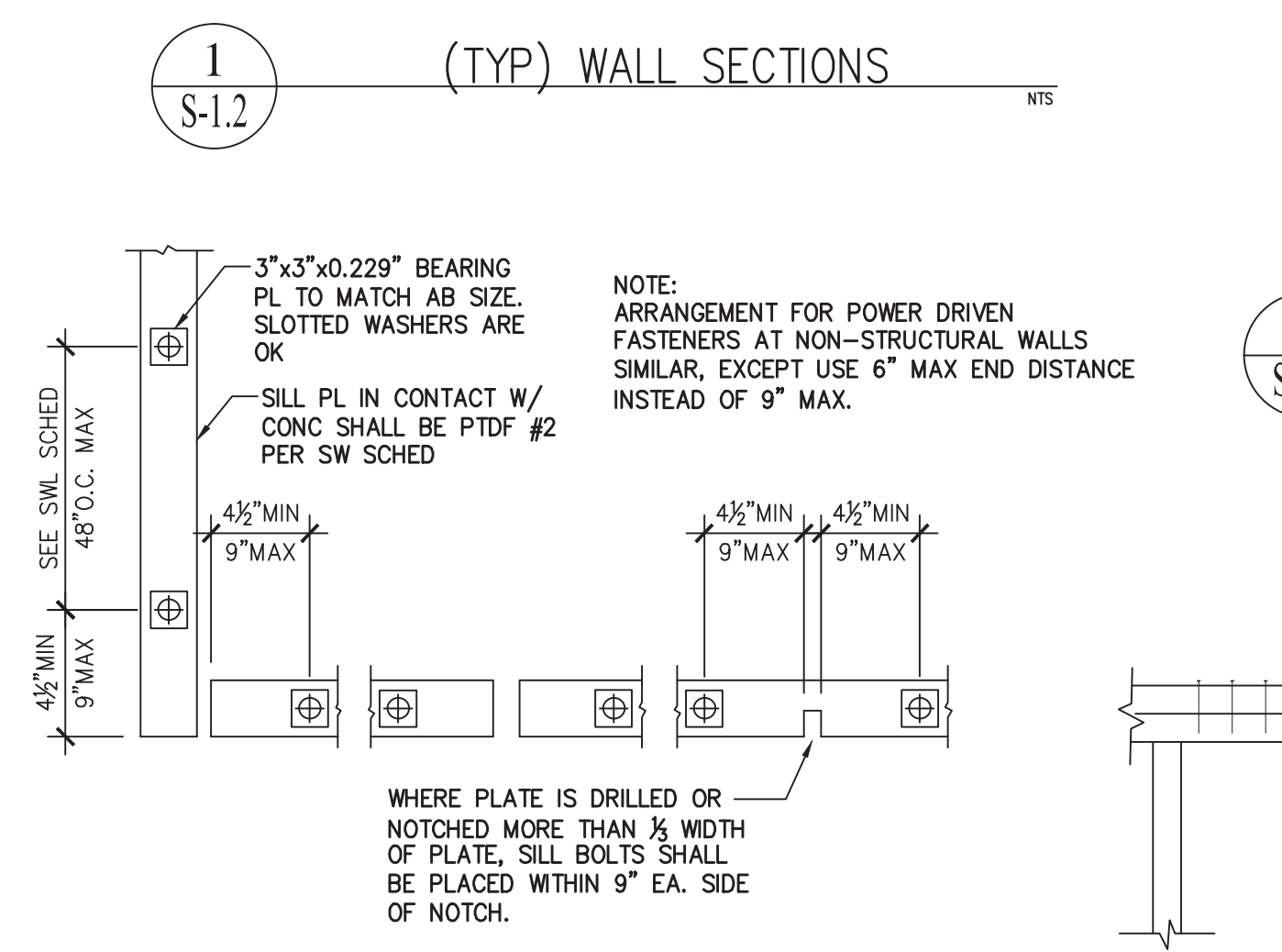
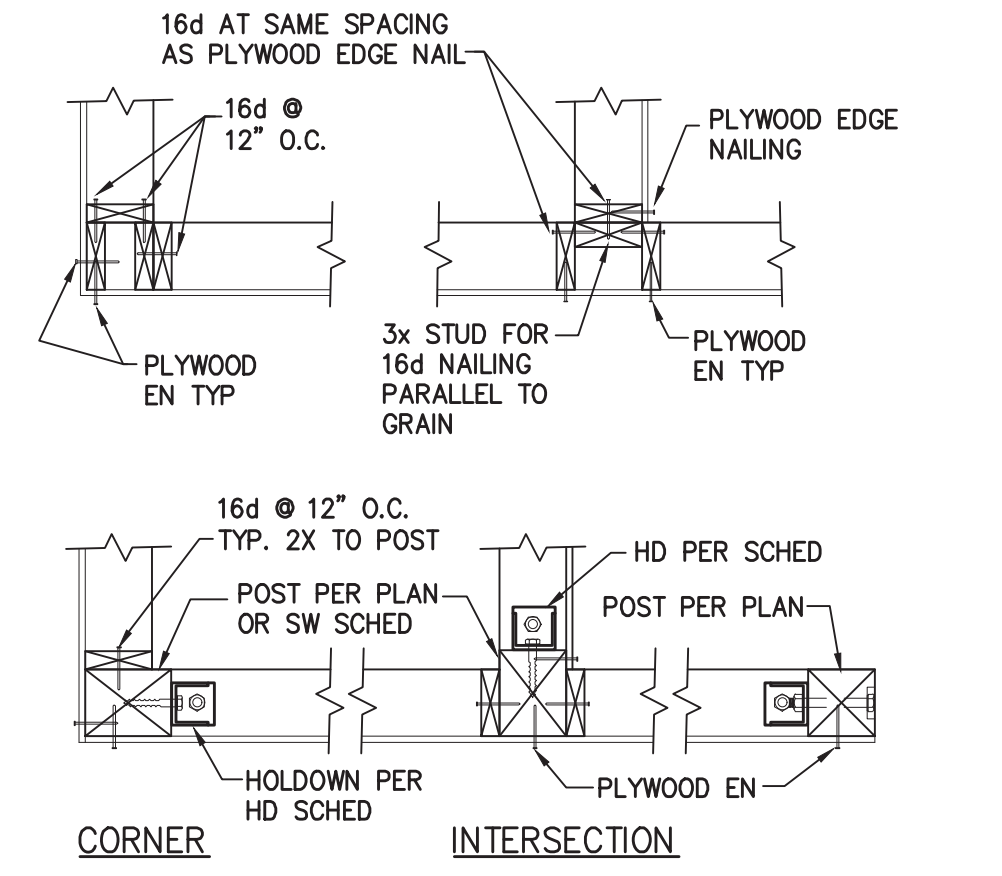
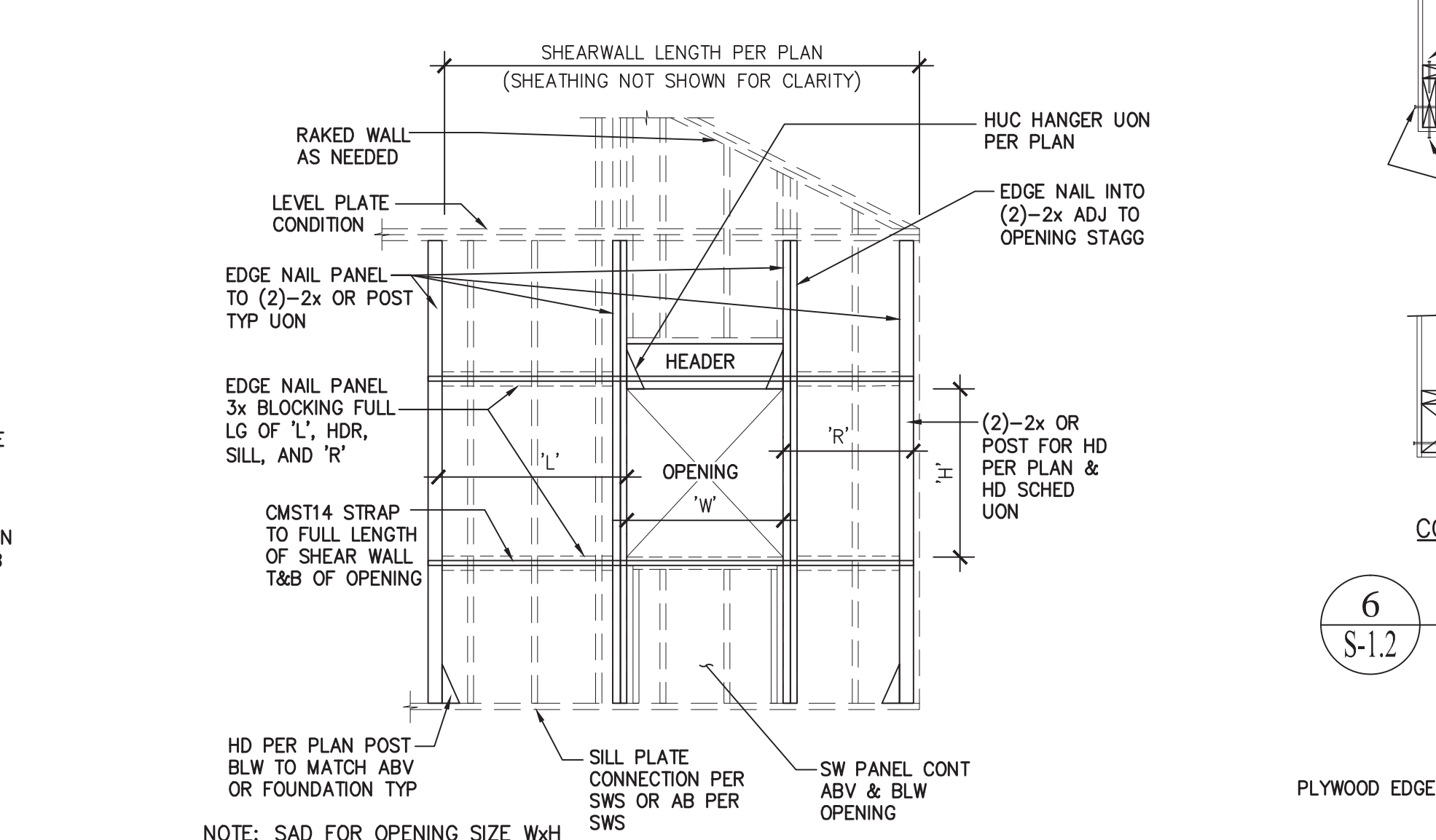
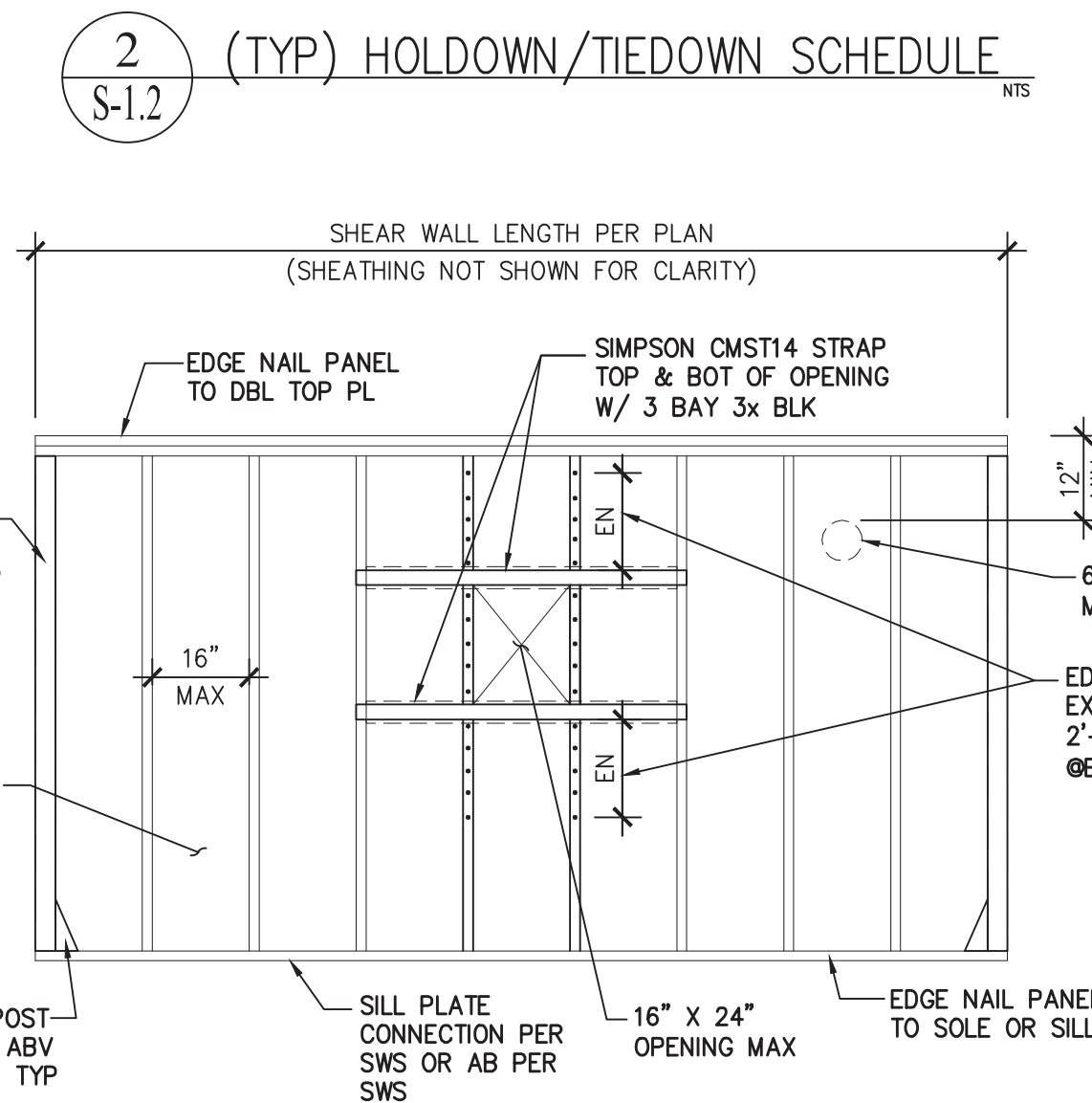
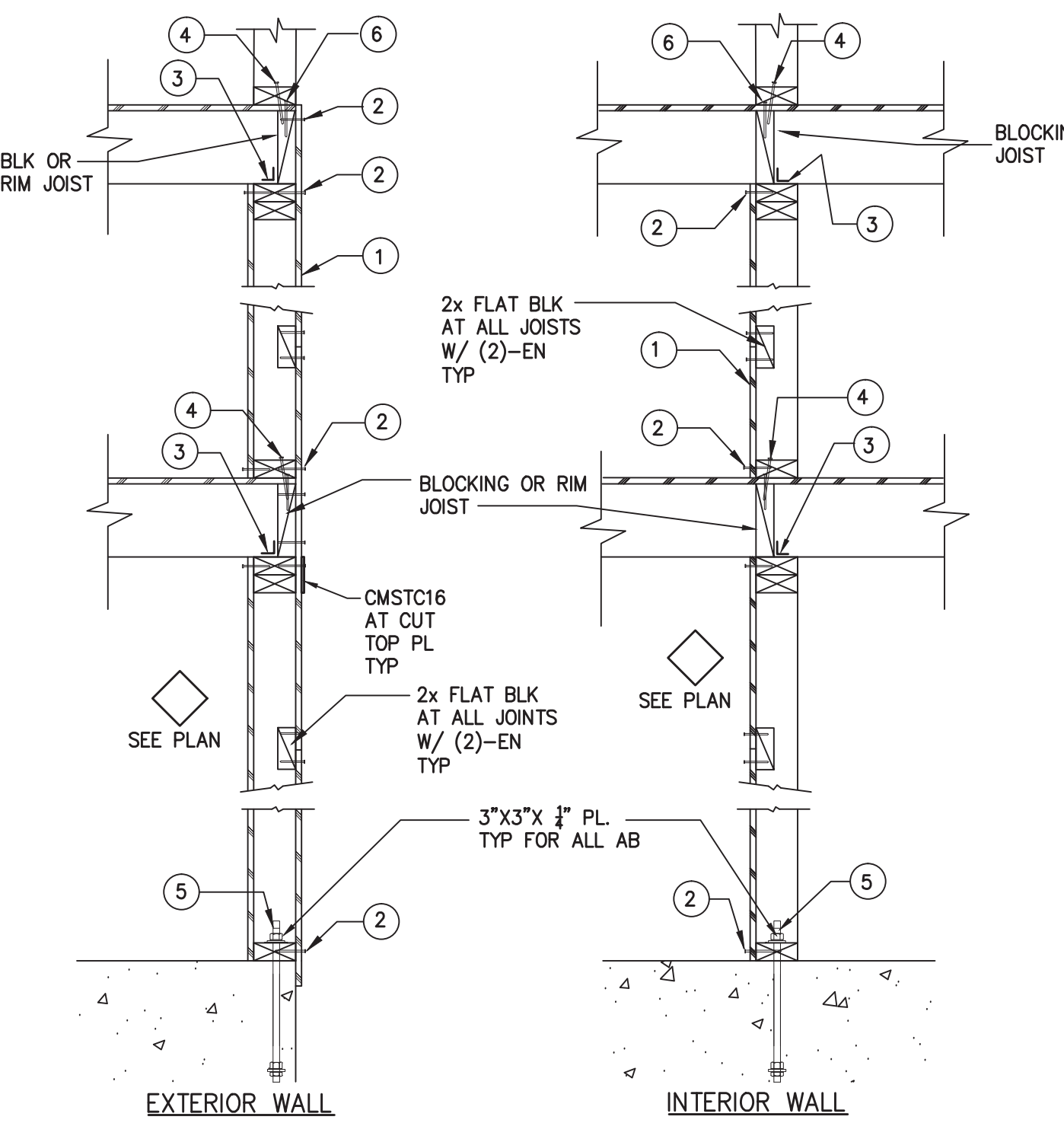


HOLDOWN/TIEDOWN SCHEDULE						
HOLDOWN	ANCHOR DIA "d _a "	UPLIFT (LB)	MIN EMBEDMENT IN CONCRETE		FLR TO FLR OPTION	MIN WOOD MEMBER
			NEW	EXISTING		
HDU2	3/8"	3,075	SB7/8"x24/SSTB24 OR ATR EMBED 14"	8"	MSTC40 (FLR<16")	2-2x OR 4x #1
HDU4	3/8"	4,565	SB7/8"x24/SSTB28 OR ATR EMBED 18"	10"	MSTC52 (FLR<16")	2-2x OR 4x #1
HDU5	3/8"	5,645	SB7/8"x24 OR ATR EMBED 20"	12"	MSTC66 (FLR<18")	2-2x OR 4x #1
HDU8	3/8"	7,870	SB7/8"x24 OR ATR EMBED 20"	14"	N/A	3-2x OR 6x #1
HDU11-A	1"	9,335	SB1x30 OR ATR EMBED 24"	16"	N/A	4x6 SS
HDU11-B	1"	11,175	SB1x30 OR ATR EMBED 24"	18"	N/A	4x8 SS

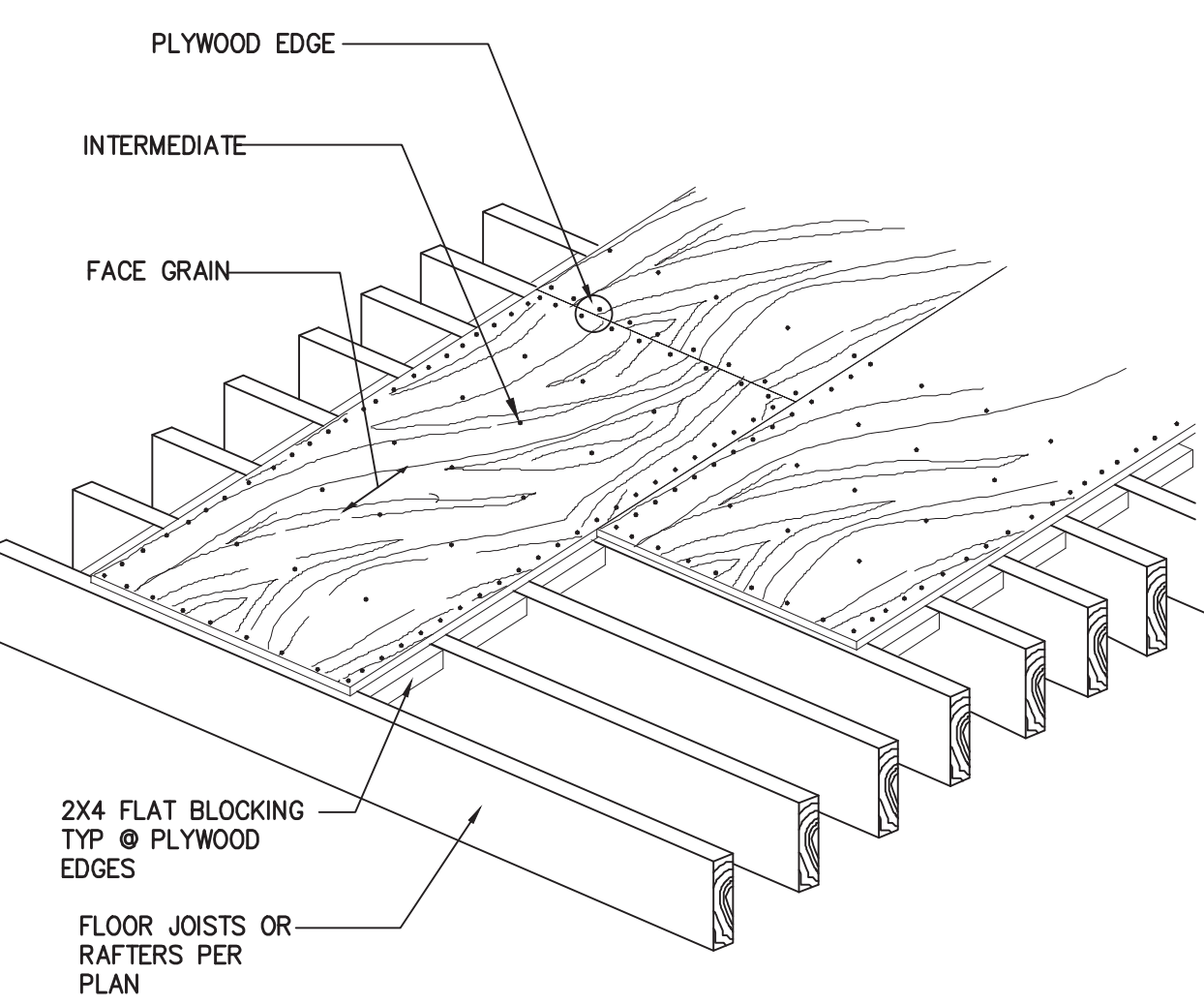


- WALL FRAMING NOTE:
- WALLS SHALL BE FRAMED WITH STUDS NOT LESS THAN STUDDING ABOVE WITH MINIMUM HEIGHT OF 14". CRIPPLE WALL LESS THAN 14" HEIGHT SHALL BE FRAMED OF SOLID BLOCKING.
 - DOUBLE UP JOIST IF WALL ABOVE IS PARALLEL TO THE JOIST U.O.N.
 - SOLID BLOCK BETWEEN JOISTS IF WALL ABOVE IS PERPENDICULAR TO THE JOISTS U.O.N.
 - FULL SOLID BLK BETWEEN JOIST @ 6"-0" O.C. MAX. TYP. U.O.N.

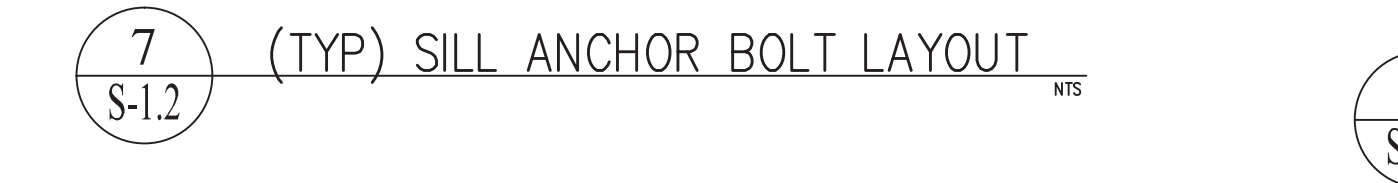
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HEADER SCHEDULE	
MAX SPAN	HEADER DEPTH
3'-6"	6"
6'-0"	8"
8'-0"	10"
OVER 8'-0"	SEE PLAN

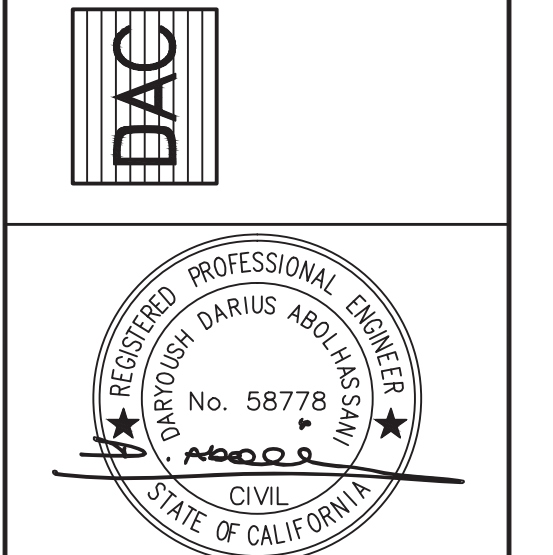


DIAPHRAGMS NAILING SCHEDULE				
	SHEATHING	EDGE NAIL	FIELD NAIL	CODE VALUE
ROOF	1/2" PLYWD STRUCTURAL 1	10d @ 6" O.C. STAGGERED	10d @ 12" O.C.	640 PLF
FLOOR	3/4" PLYWD STRUCTURAL 1	10d @ 6" O.C. STAGGERED	10d @ 12" O.C.	640 PLF



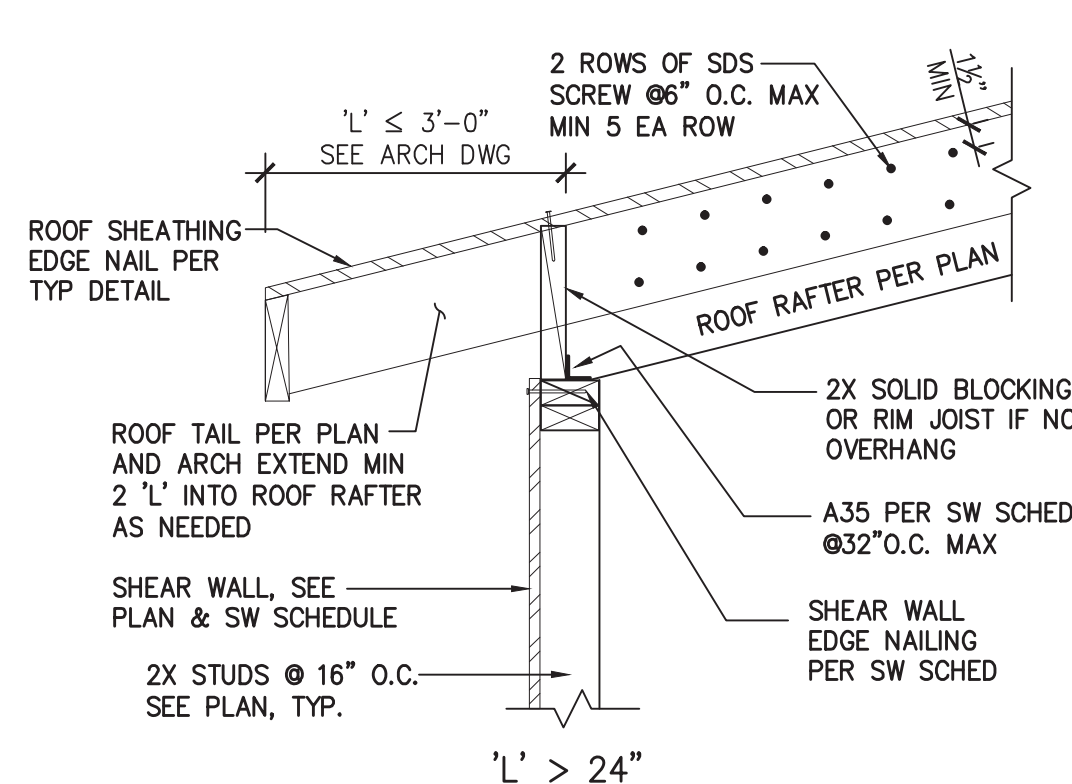
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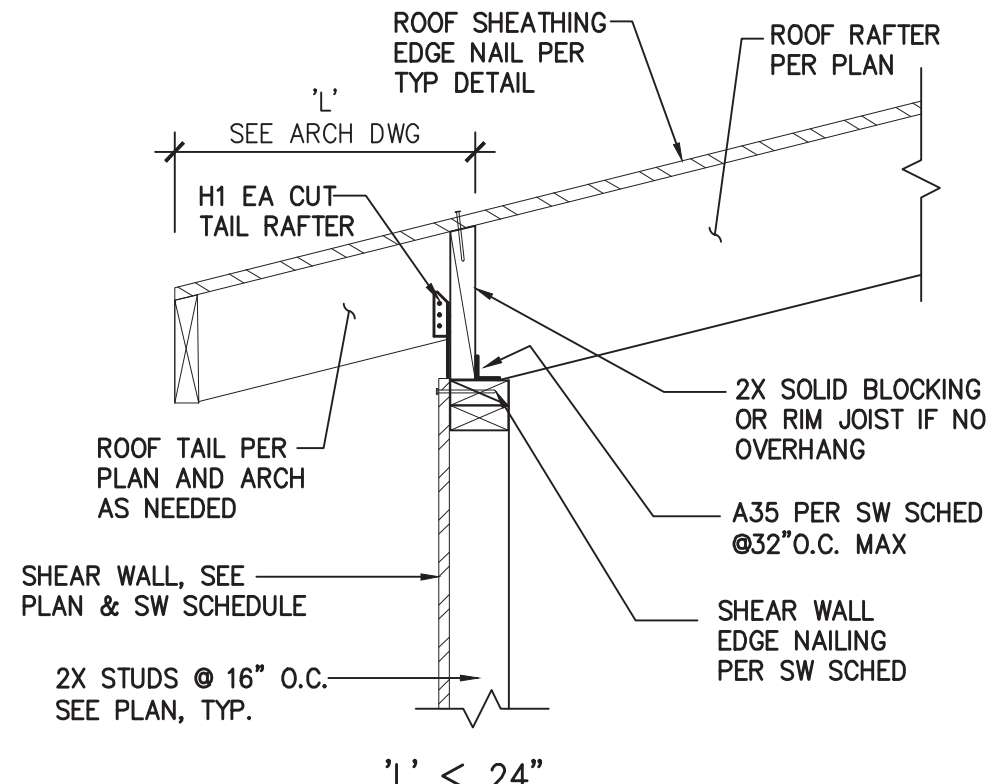


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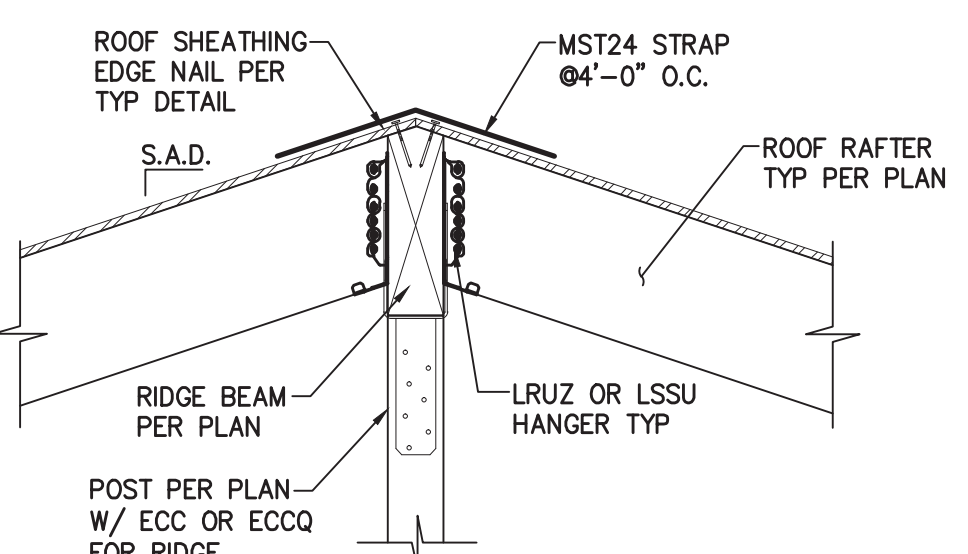
STRUCTURAL TYPICAL DETAILS CONTINUED
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 SHEET 3
S-1.2
 OF 12 SHEET



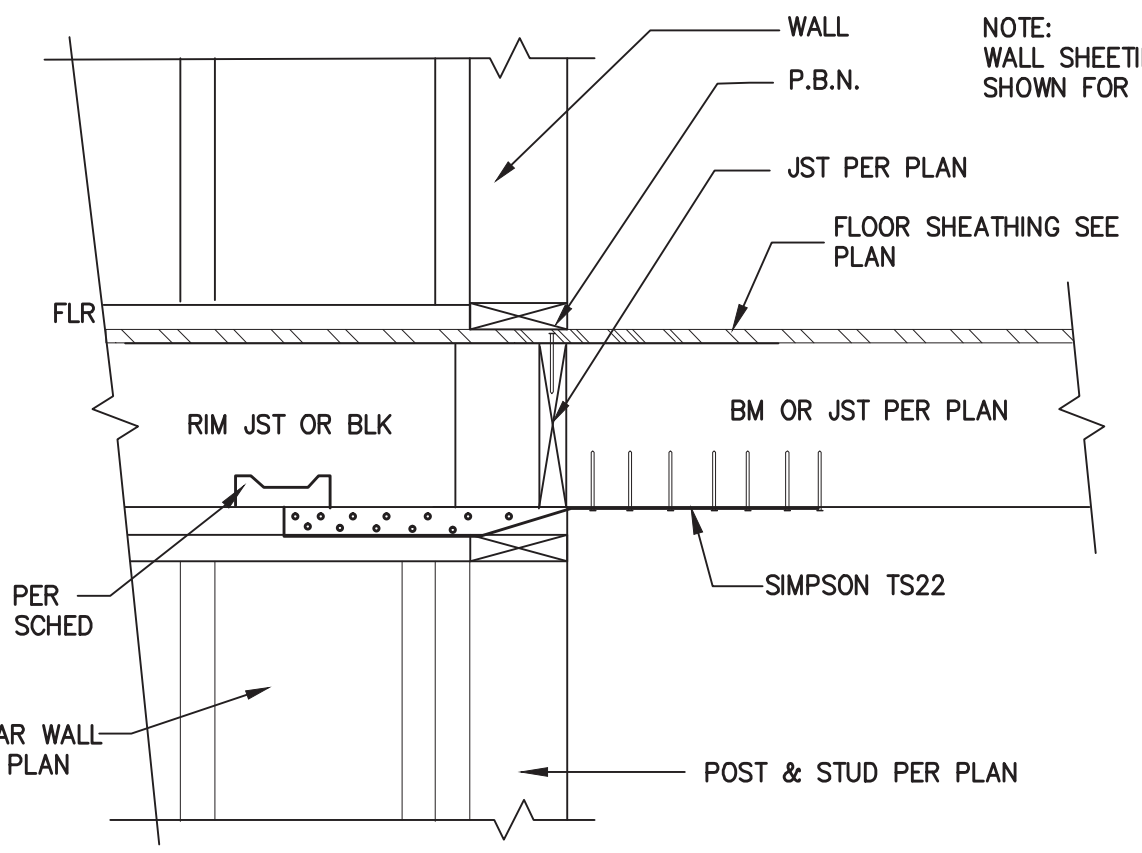
1 (TYP) ROOF TO WALL CONNECTION
S-1.3 NTS



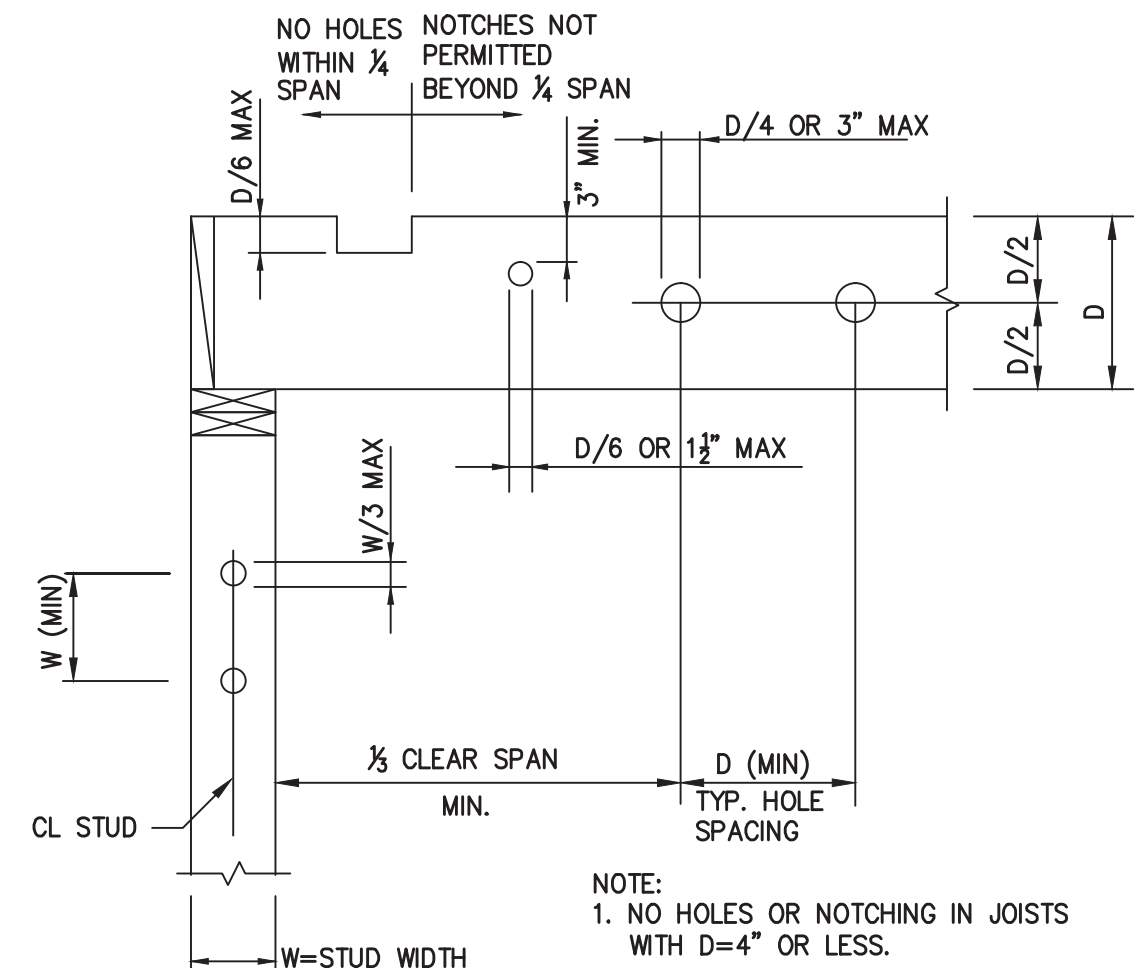
2 (TYP) RAFTER AND RIDGE
S-1.3 NTS



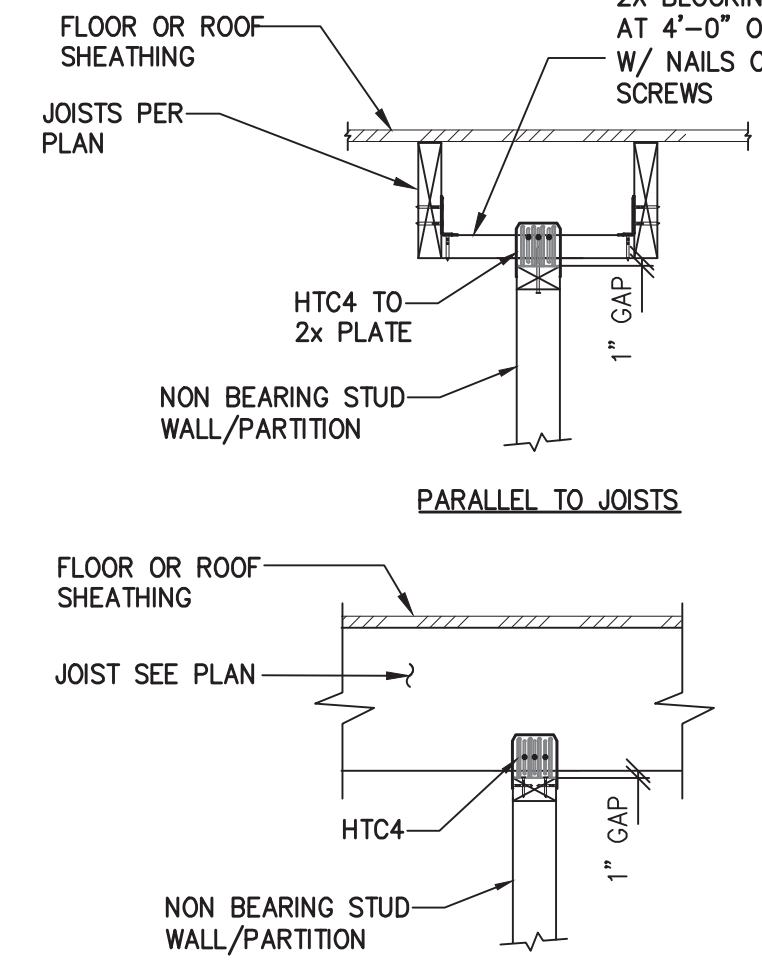
3 (TYP) LATERAL FORCE COLLECTOR - DRAG STRUT
S-1.3 NTS



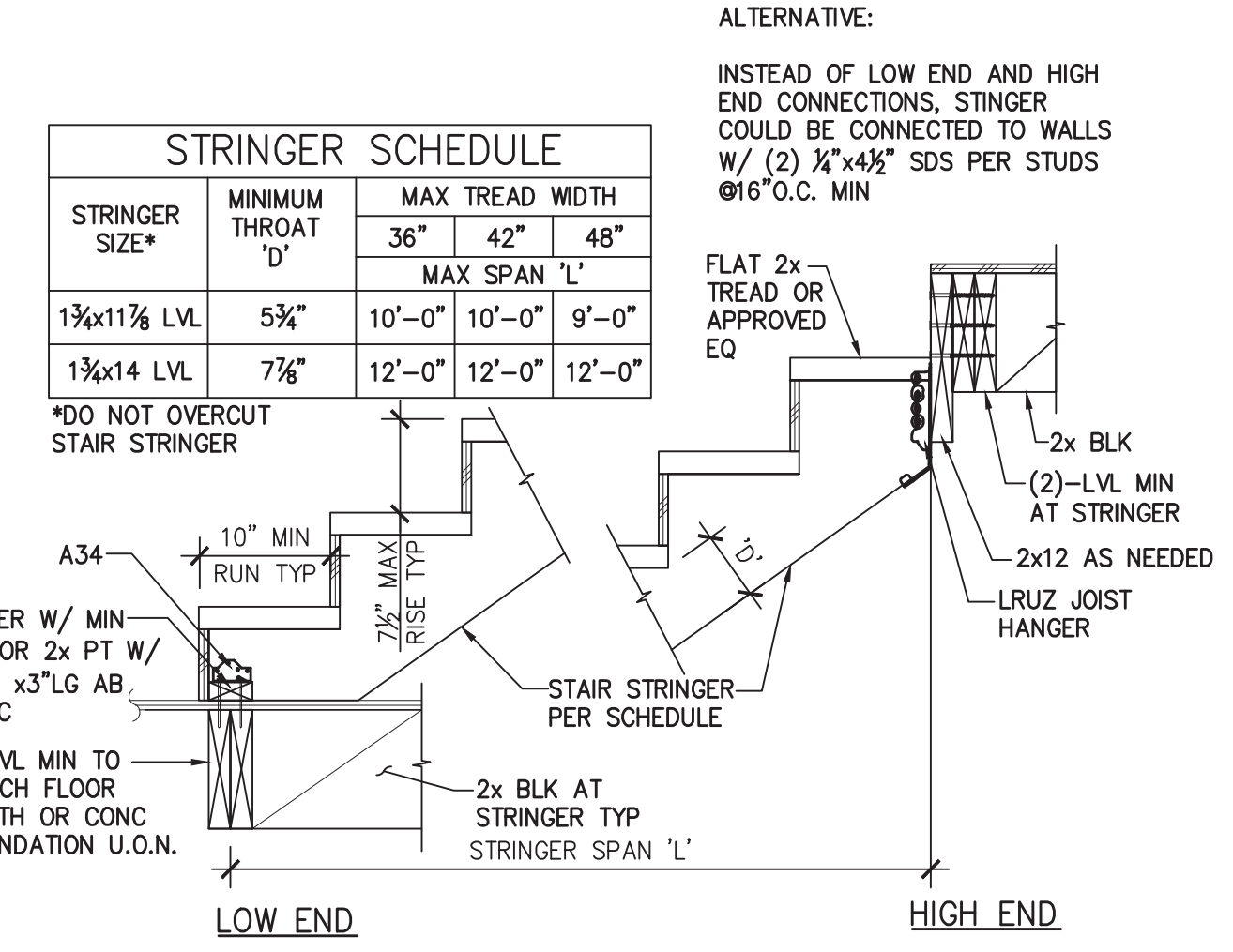
4 (TYP) FLOOR/ROOF OPENING FRAMING
S-1.3 NTS



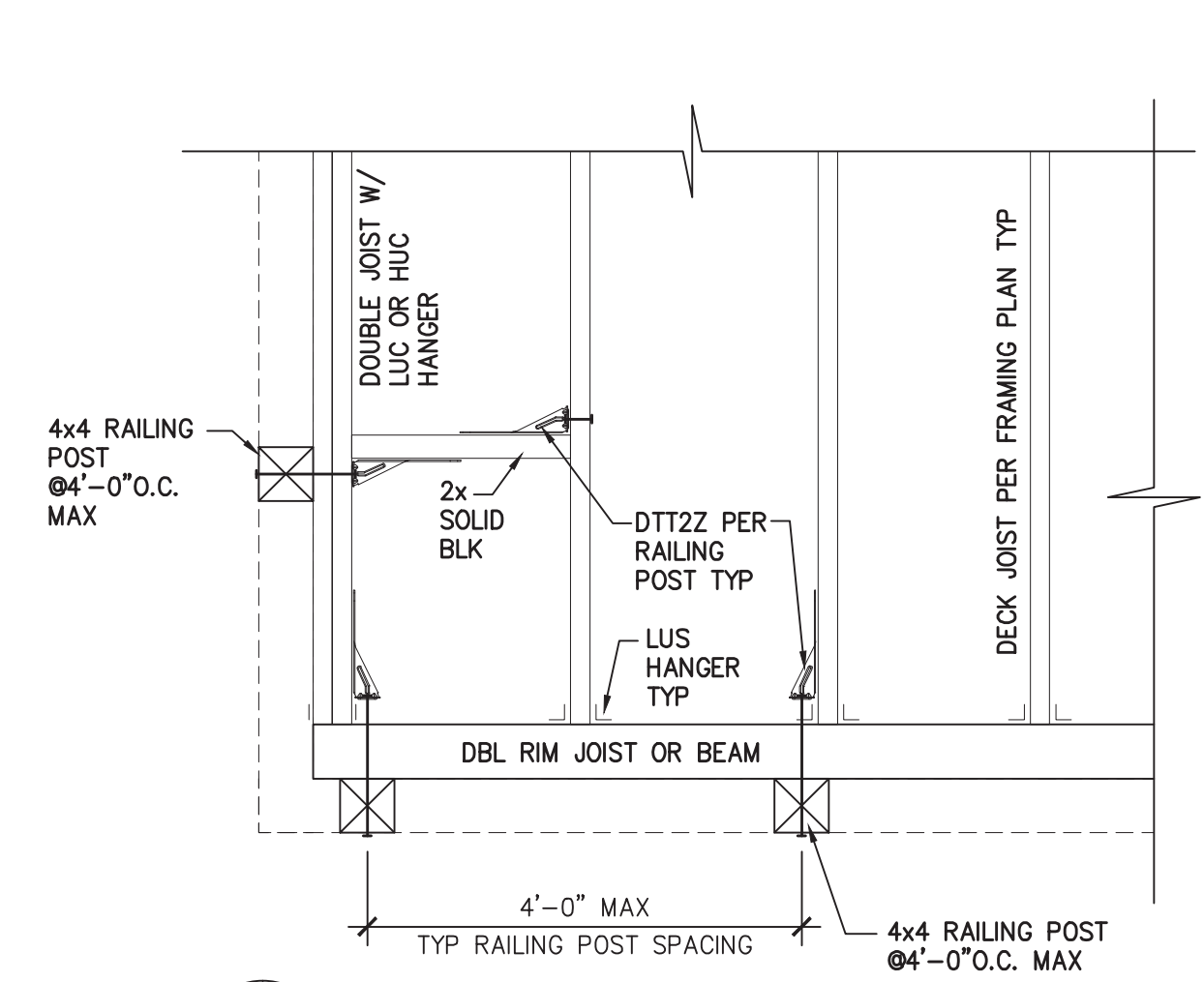
5 (TYP) ALLOWABLE HOLES AND NOTCHES IN JOISTS AND STUDS
S-1.3 NTS



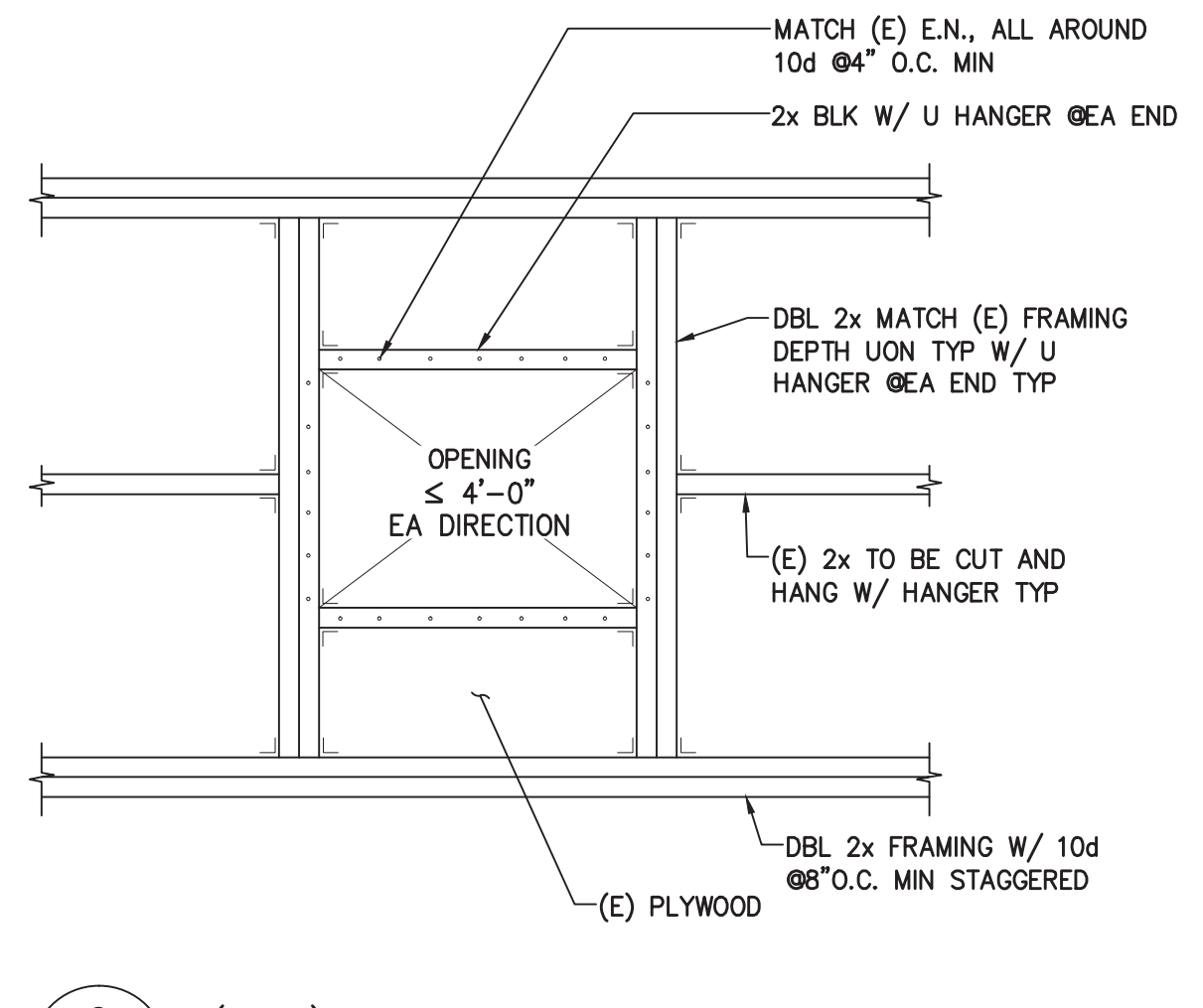
6 (TYP) NON BEARING PARTITION WALL
S-1.3 NTS



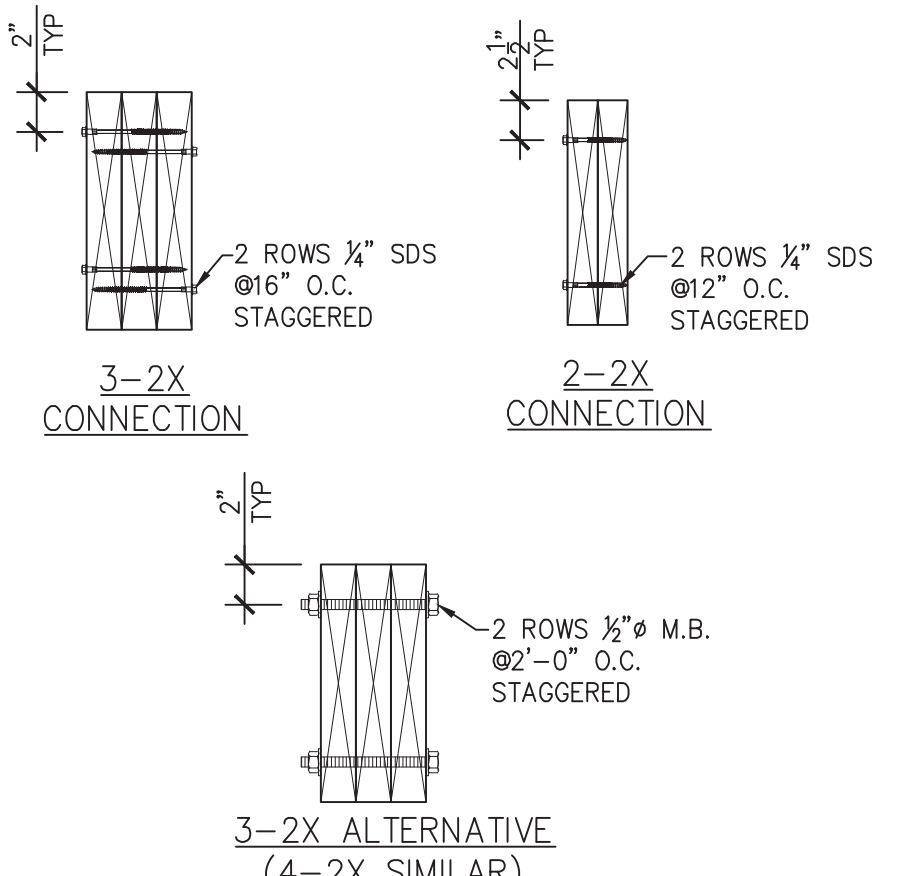
11 (TYP) INTERIOR STAIR FRAMING
S-1.3 NTS



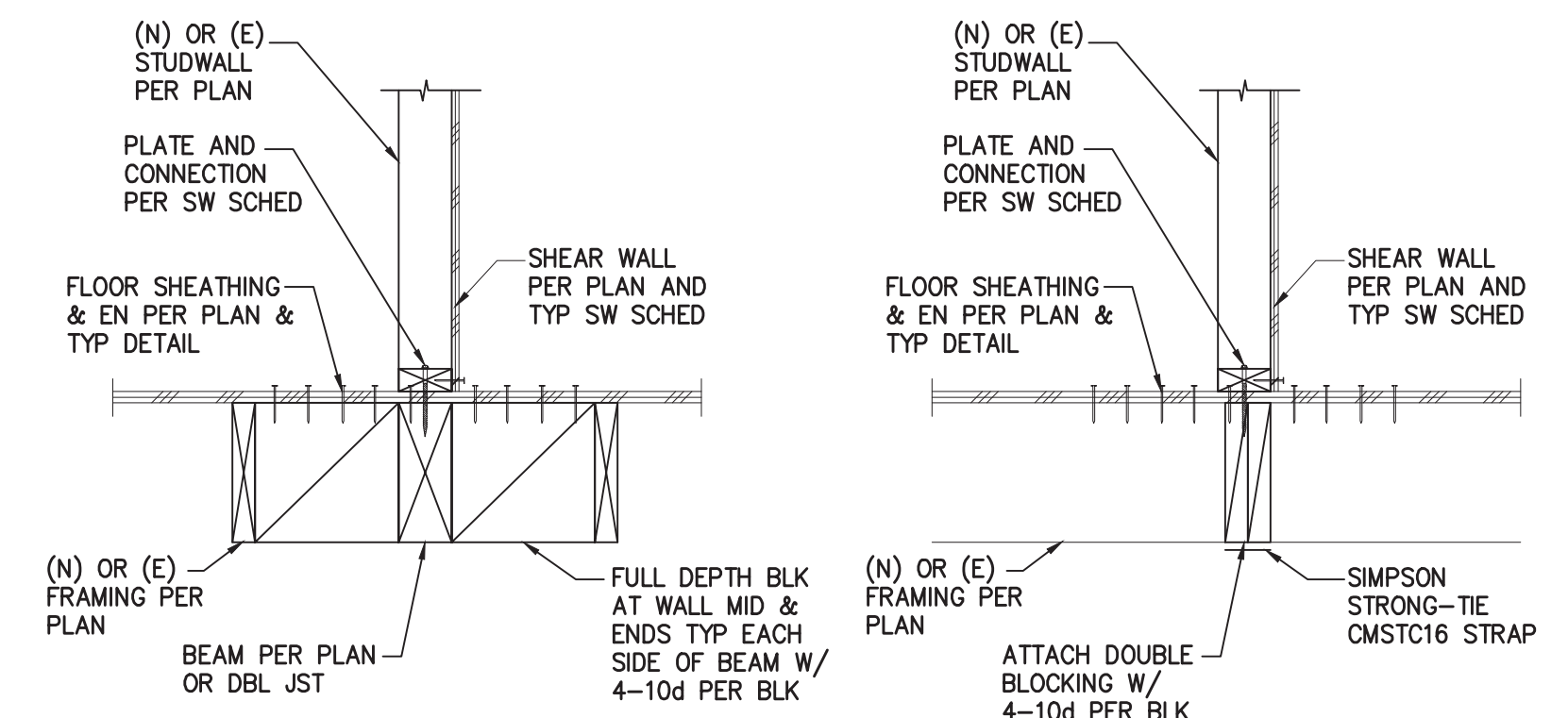
8 (TYP) DECK JOIST AND RAILING POST PLAN
S-1.3 NTS



9 (TYP) OPENING IN EXISTING FRAMED ROOF
S-1.3 NTS



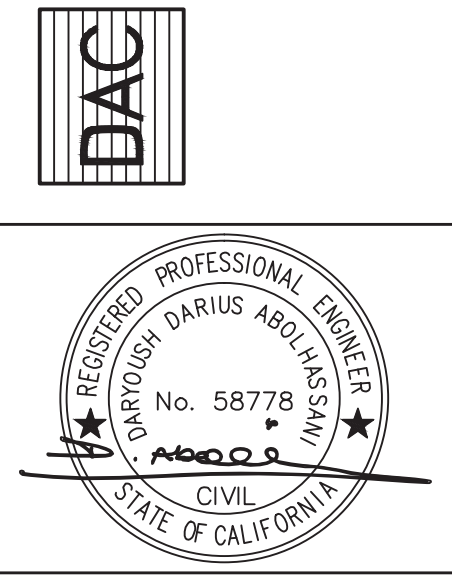
12 (TYP) BUILT-UP BEAM/JOIST
S-1.3 NTS



13 (TYP) SHEAR WALL ABOVE BEAM
S-1.3 NTS

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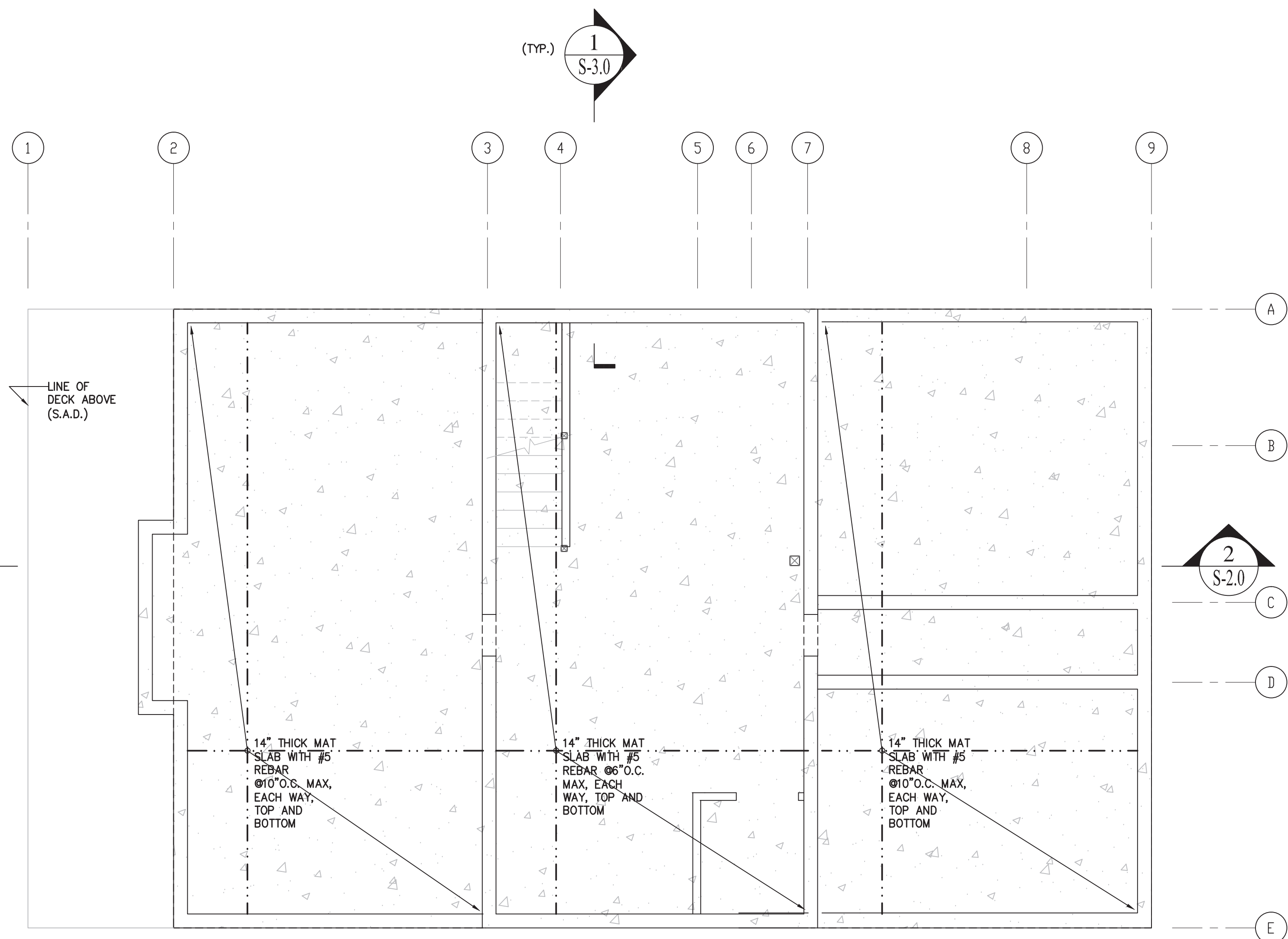
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STRUCTURAL TYPICAL DETAILS CONTINUED

DATE: 2022-04-08
SCALE: AS SHOWN
DRAWN BY: DL
JOB NUMBER: 1477-0822 S

SHEET 4
S-1.3
OF 12 SHEET





ABBREVIATIONS

&	AND	HR	HARDROCK
L	ANGLE	HT	HEIGHT
⊙	AT	ID	INSIDE DIAMETER
ACI	AMERICAN CONCRETE INSTITUTE	INT	INTERIOR
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	JT	JOINT
ASTM	AMERICAN SOCIETY OF TESTING AND MATERIALS	JST	JOIST
AWS	AMERICAN WELDING SOCIETY	LG	LONG
AB	ANCHOR BOLT	LS	LOW SHRINKAGE
ABV	ABOVE	MATL	MATERIAL
ADD'L	ADDITIONAL	MAX	MAXIMUM
AGGR	AGGREGATE	MB	MACHINE BOLT
ALT	ALTERNATE	MECH	MECHANICAL
APPROX	APPROXIMATE	MFR	MANUFACTURER
ARCH	ARCHITECT, ARCHITECTURAL	MIN	MINIMUM
ATR	ALL-THREAD ROD	MISC	MISCELLANEOUS
B.E.	BOTH ENDS	(N)	NEW
B.S.	BOTH SIDES	N/A	NOT APPLICABLE
B.W.	BOTH WAYS	NSG	NON-SHRINK GROUT
BETW	BETWEEN	NTS	NOT TO SCALE
BLD'G	BUILDING	NO.#	NUMBER
BLW	BELOW	O/	OVER
BM	BEAM	O.C.	ON CENTERS
BLK	BLOCKING	OD	OUTSIDE DIAMETER
BOT	BOTTOM	OPNG	OPENING
		OPP	OPPOSITE
C.C.	CENTER TO CENTER	PL	PLATE
CBC	CALIFORNIA BUILDING CODE	PLYWD	PLYWOOD
CL	CENTERLINE	PT	PRESSURE TREATED
CLR	CLEAR	REF	REFERENCE/REFER
C-I-P	CAST-IN-PLACE	REINF	REINFORCEMENT
CO	DRAINAGE CLEAN OUT	REQ	REQUIREMENTS
COL	COLUMN	REQ'D	REQUIRED
CONC	CONCRETE	RM	ROOM
CONN	CONNECTION	RW	RETAINING WALL
CONST	CONSTRUCTION	RO	ROUGH OPENING
CONT	CONTINUOUS	S.A.D.	SEE ARCHITECTURAL DRAWINGS
DBL	DOUBLE	S-O-G	SLAB-ON-GRADE
DBLR	DOUBLER	SCHED	SCHEDULE
DET	DETAIL	SHT	SHEET
DF	DOUGLAS FIR	SIM	SIMILAR
DN	DOWN	STAGG	STAGGER, STAGGERED
DIA, ⌀	DIAMETER	STD	STANDARD
DIAG	DIAGONAL	STIFF	STIFFENER
DIM	DIMENSION	STRUP	STIRRUP
DL	DEVELOPMENT	STL	STEEL
DWG	DRAWING	EA	EACH
(E)	EXISTING	EF	EACH FACE
EA	EACH	EL	END LENGTH
EF	EACH FACE	EMBED	EMBEDMENT
EL	END LENGTH	EN	EDGE NAILING
EN	EDGE NAILING	ENGR	ENGINEER, ENGINEERED
ENGR	ENGINEER, ENGINEERED	EQ	EQUAL/EQUIVALENT
EQ	EQUAL/EQUIVALENT	EW	EACH WAY
EW	EACH WAY	EXT	EXTERIOR
EXT	EXTERIOR	U.O.N.	UNLESS OTHERWISE NOTED
FDN	FOUNDATION	VB	VAPOR BARRIER
FLR	FLOOR	VERT	VERTICAL
FN	FIELD NAILING	V.I.F.	VERIFY IN FIELD
FTG	FOOTING	W/	WITH
GA	GAGE, GAUGE	W/O	WITHOUT
GALV	GALVANIZED	WA	WEDGE ANCHOR
GB	GRADE BEAM	WD	WOOD
GD	GRADE	WF	WIDE FLANGE
HDR	HOLDOWN	WLD	WELDED
HGR	HANGER		
HORI	HORIZONTAL		

PLAN LEGEND

	FOUNDATION WALL/WALL ABOVE		1
	CONCRETE SLAB		2
	JOIST		10
	BEAM		
	POST BELOW		
	POST ABOVE		
	POST ABOVE & BELOW		
	SHEARWALL ABOVE		
	SEE SCHEDULE		
	HDU 5 HOLDDOWN ABOVE (U.O.N.)		
	HEADER, SEE TYP. DETAIL U.O.N.		

PLAN NOTES

- AT SHEAR WALLS WITH CODE VALUES EXCEEDING 350 PLF, PROVIDE 3x SILL PL. AND 3x STUD (OR DBL 2x STUDS JOINED TOGETHER WITH SDS SCREWS @6" O.C. MAX.) AT FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS. EDGE NAILING ON ABUTTING PANELS SHALL BE STAGGERED. SEE SHEARWALL SCHEDULE.
- AT SHEAR WALLS WITH 2" O.C. EDGE NAILING, PROVIDE 3x SILL PL. AND 3x STUD AT FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS. EDGE NAILING ON ABUTTING PANELS SHALL BE STAGGERED. SEE SHEARWALL SCHEDULE.
- THE CONTRACTOR SHALL PROVIDE TEMPORARY SHORING AS NEEDED.

REVISIONS

NO.	DATE	BY
1	2022-06-21	DL

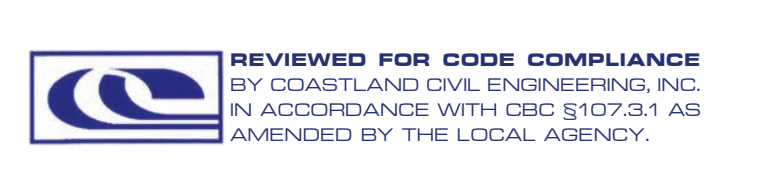
Darius Abolhassani Consultant & Associates, Inc.
 Consulting Engineering & Construction Support
 7 Mt. Lassen Drive, Suite A-129, San Rafael, CA 94903
 Phone: (415)499-1919 Email: darius@dacassociates.net

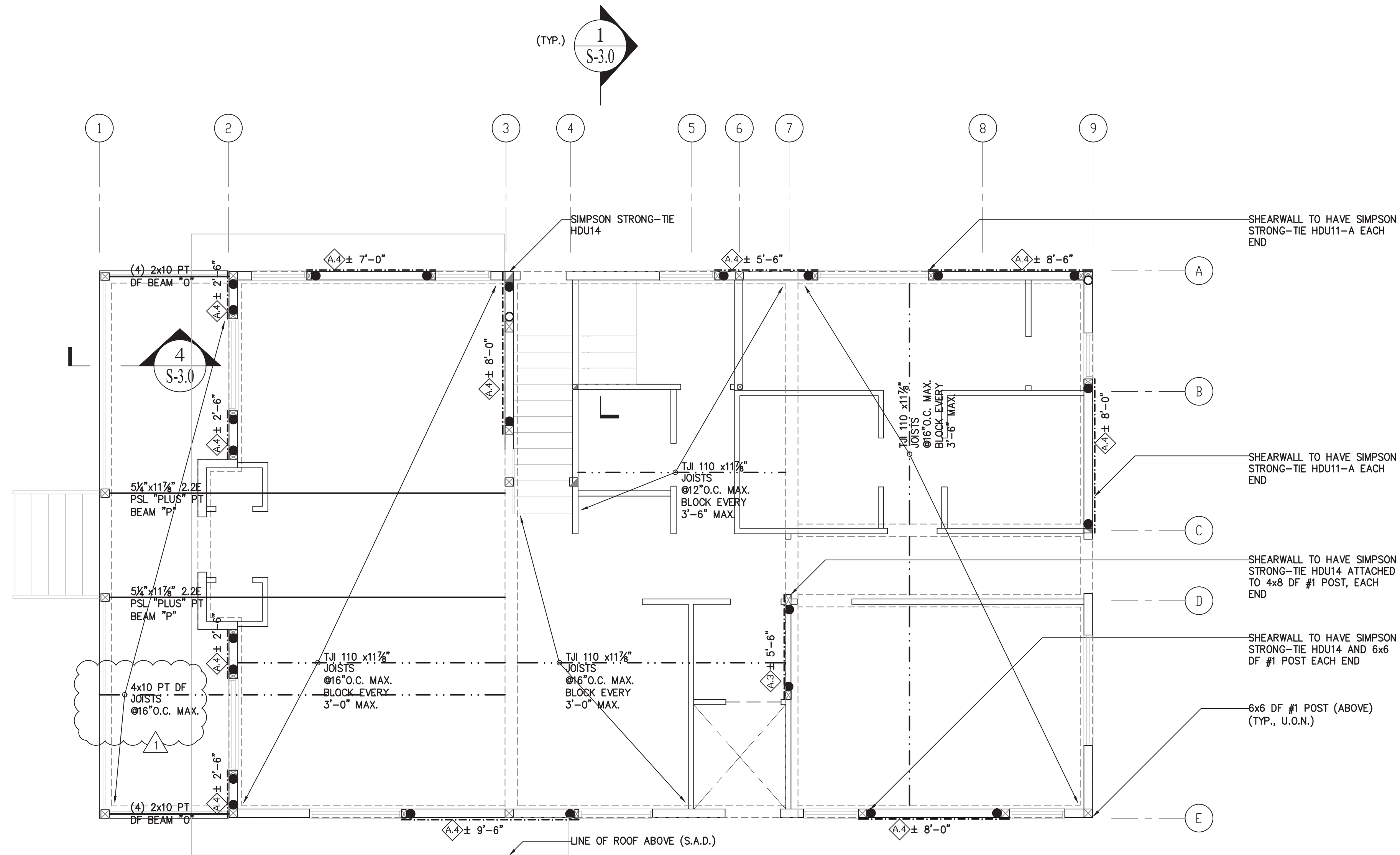


NEW RESIDENCE & ADU
 79 WOOD LANE
 FAIRFAX, CA 94930
 PROJECT APN 002-062-003

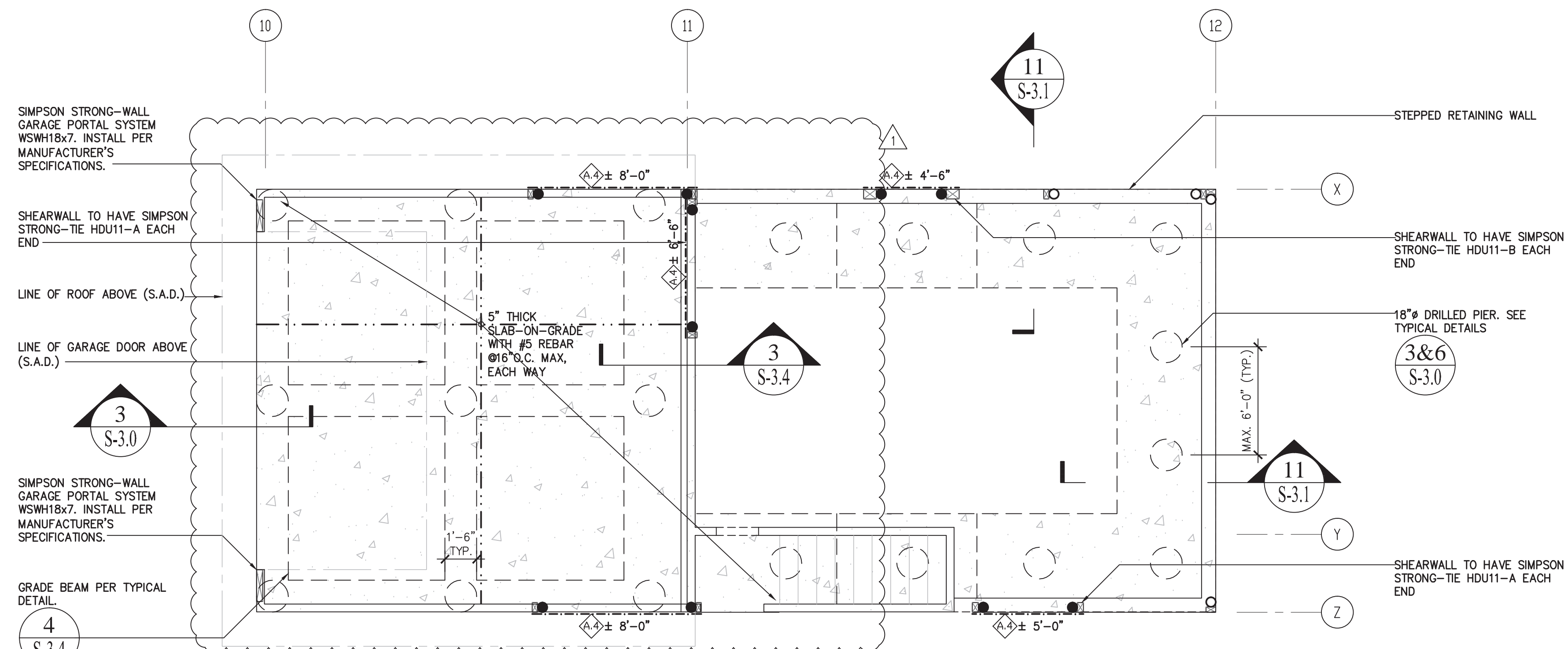
FOUNDATION PLAN

DATE:	2022-04-08
SCALE:	AS SHOWN
DRAWN BY:	DL
JOB NUMBER:	1477-0822 S
SHEET	5
S-2.0	
OF	12 SHEET





1
S-2.1
MAIN FLOOR FRAMING PLAN: RESIDENCE
SCALE: 1/4" = 1'-0"



2
S-2.1
FOUNDATION PLAN: ADU/GARAGE
SCALE: 1/4" = 1'-0"

PLAN LEGEND	
	FOUNDATION WALL/ WALL BELOW
	WALL ABOVE
	CONCRETE SLAB
	JOIST
	BEAM
	POST BELOW
	POST ABOVE
	POST ABOVE & BELOW
	SHEARWALL ABOVE SEE SCHEDULE
	HDU 5 HOLDDOWN ABOVE (U.O.N.) SEE SCHEDULE
	HEADER, SEE TYP. DETAIL U.O.N.

- PLAN NOTES**
- AT SHEAR WALLS WITH CODE VALUES EXCEEDING 350 PLF, PROVIDE 3x SILL PL. AND 3x STUD (OR DBL 2x STUDS JOINED TOGETHER WITH SDS SCREWS @6" O.C. MAX.) AT FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS. EDGE NAILING ON ABUTTING PANELS SHALL BE STAGGERED. SEE SHEARWALL SCHEDULE.
 - AT SHEAR WALLS WITH 2" O.C. EDGE NAILING, PROVIDE 3x SILL PL. AND 3x STUD AT FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS. EDGE NAILING ON ABUTTING PANELS SHALL BE STAGGERED. SEE SHEARWALL SCHEDULE.
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2022-06-21	

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MAIN FLOOR FRAMING PLAN

DATE: 2022-04-08

SCALE: AS SHOWN

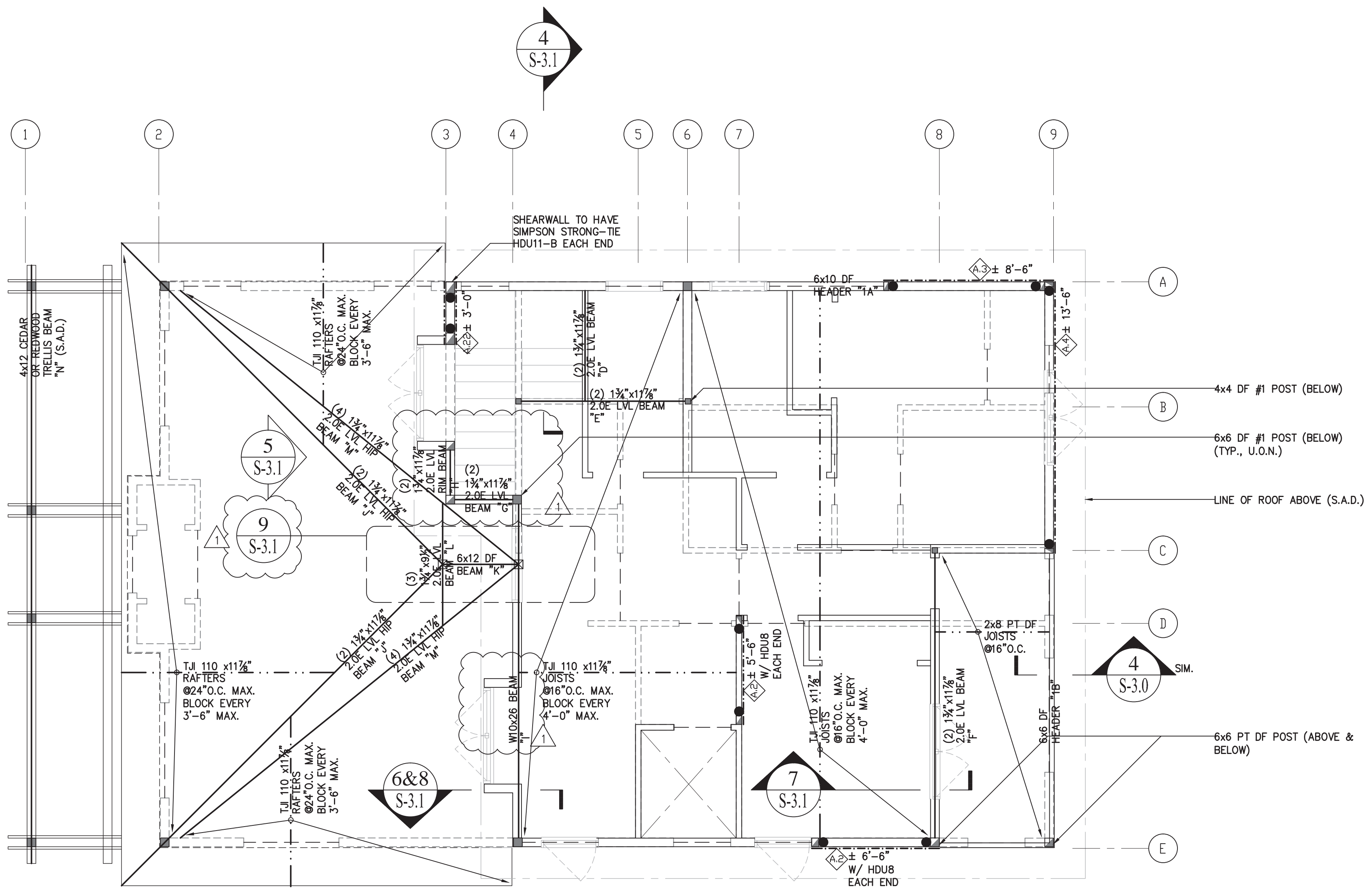
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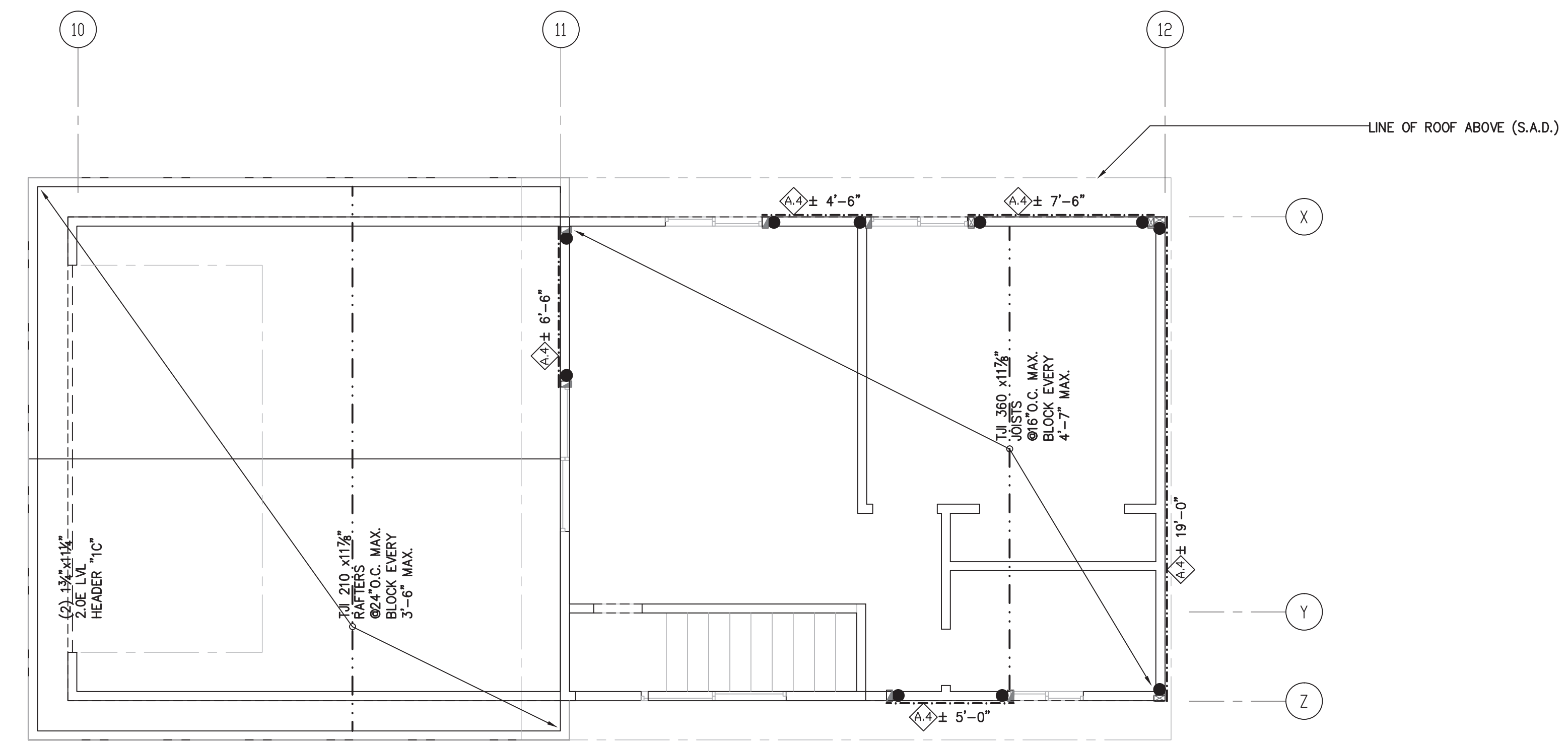
SHEET 6

S-2.1
OF 12 SHEET





1
S-2.2



2
S-2.2

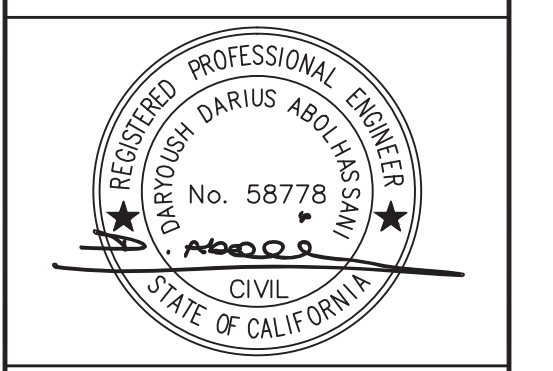
PLAN LEGEND	
	FOUNDATION WALL/ WALL BELOW
	WALL ABOVE
	CONCRETE SLAB
	JOIST
	BEAM
	POST BELOW
	POST ABOVE
	POST ABOVE & BELOW
	SHEARWALL ABOVE SEE SCHEDULE
	HDU 5 HOLDOWN ABOVE (U.O.N.) SEE SCHEDULE
	HEADER, SEE TYP. DETAIL U.O.N.

- PLAN NOTES
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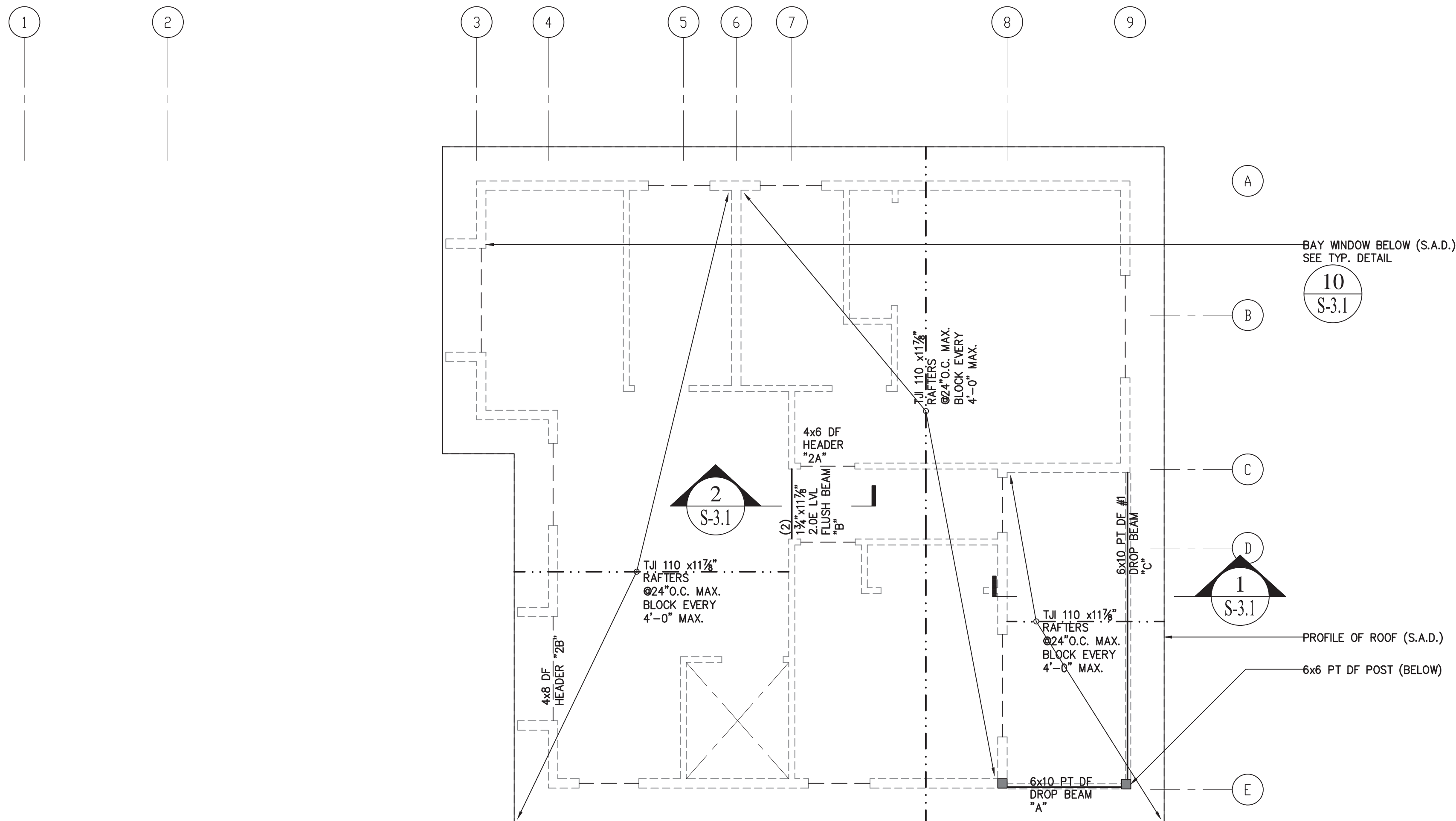
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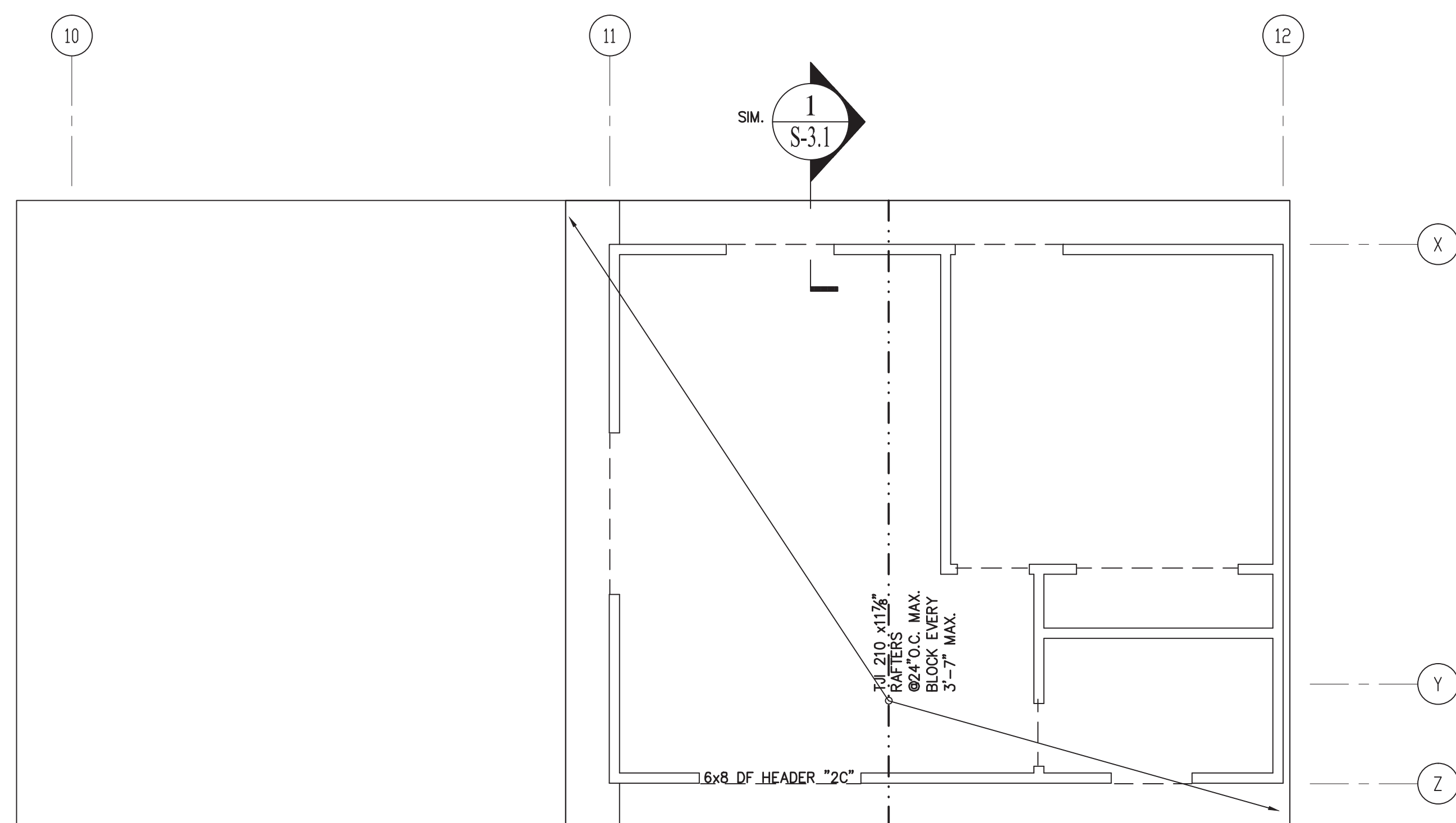
NEW RESIDENCE & ADU
 79 WOOD LANE
 FAIRFAX, CA 94930
 PROJECT APN 002-062-03

DATE:	2022-04-08
SCALE:	AS SHOWN
DRAWN BY:	DL
JOB NUMBER:	1477-0822 S
SHEET	7
S-2.2	
OF	12 SHEET





1 S-2.3 ROOF FRAMING PLAN: RESIDENCE SCALE: 1/4" = 1'-0"



2 S-2.3 ROOF FRAMING PLAN: ADU/GARAGE SCALE: 1/4" = 1'-0"

PLAN LEGEND		
	FOUNDATION WALL/ WALL BELOW	
	WALL ABOVE	
	CONCRETE SLAB	
	JOIST	
	BEAM	
	POST BELOW	
	POST ABOVE	
	POST ABOVE & BELOW	
	SHEARWALL ABOVE SEE SCHEDULE	1 S-1.2
	HDU 5 HOLDOWN ABOVE (U.O.N.) SEE SCHEDULE	2 S-1.2
	HEADER, SEE TYP. DETAIL U.O.N.	10 S-1.2

PLAN NOTES

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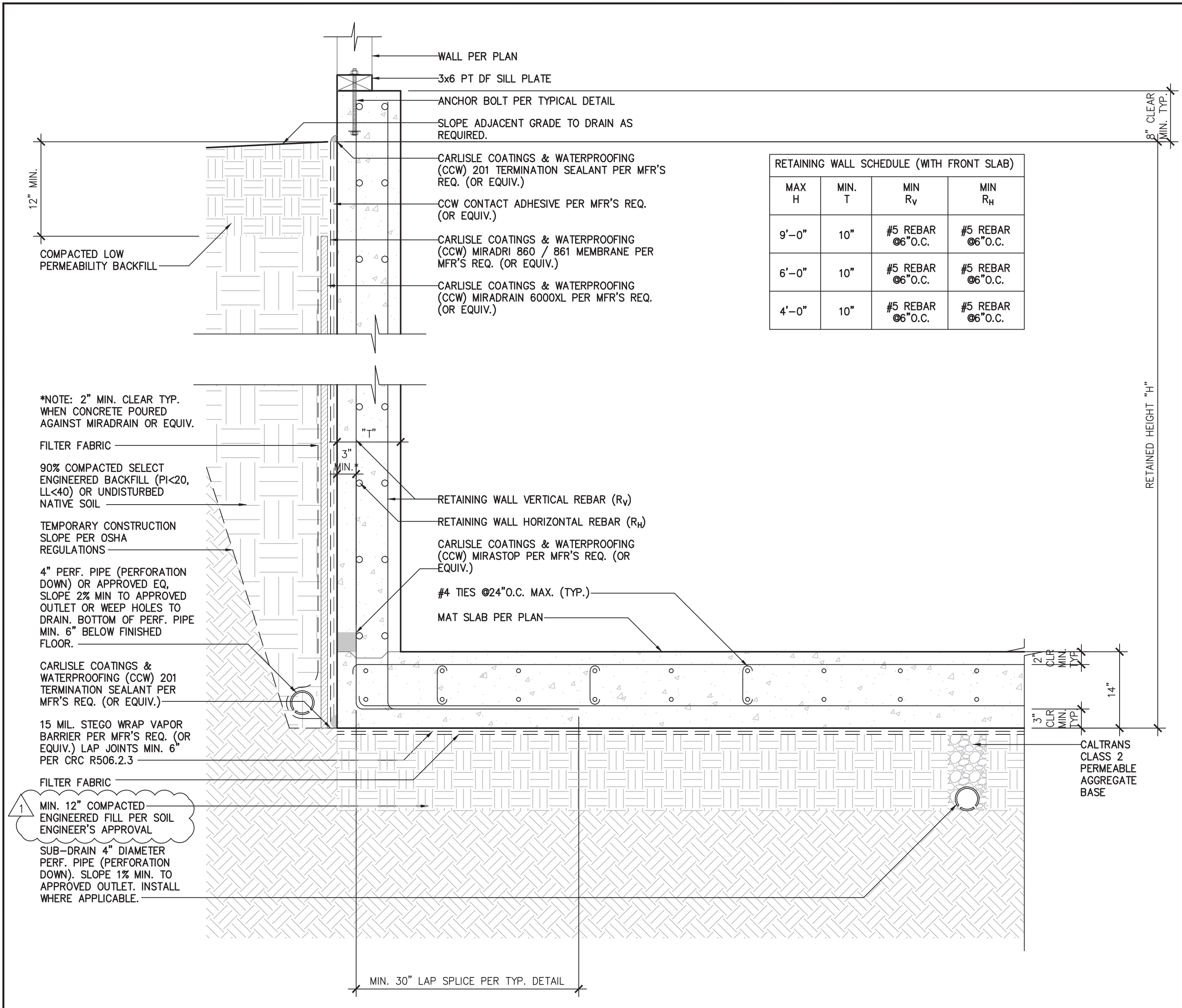
NEW RESIDENCE & ADU
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 FAIRFAX, CA 94930
 PROJECT APN 002-062-003

ROOF FRAMING PLAN

DATE: 2022-04-08
 SCALE: AS SHOWN
 DRAWN BY: DL
 JOB NUMBER: 1477-0822 S

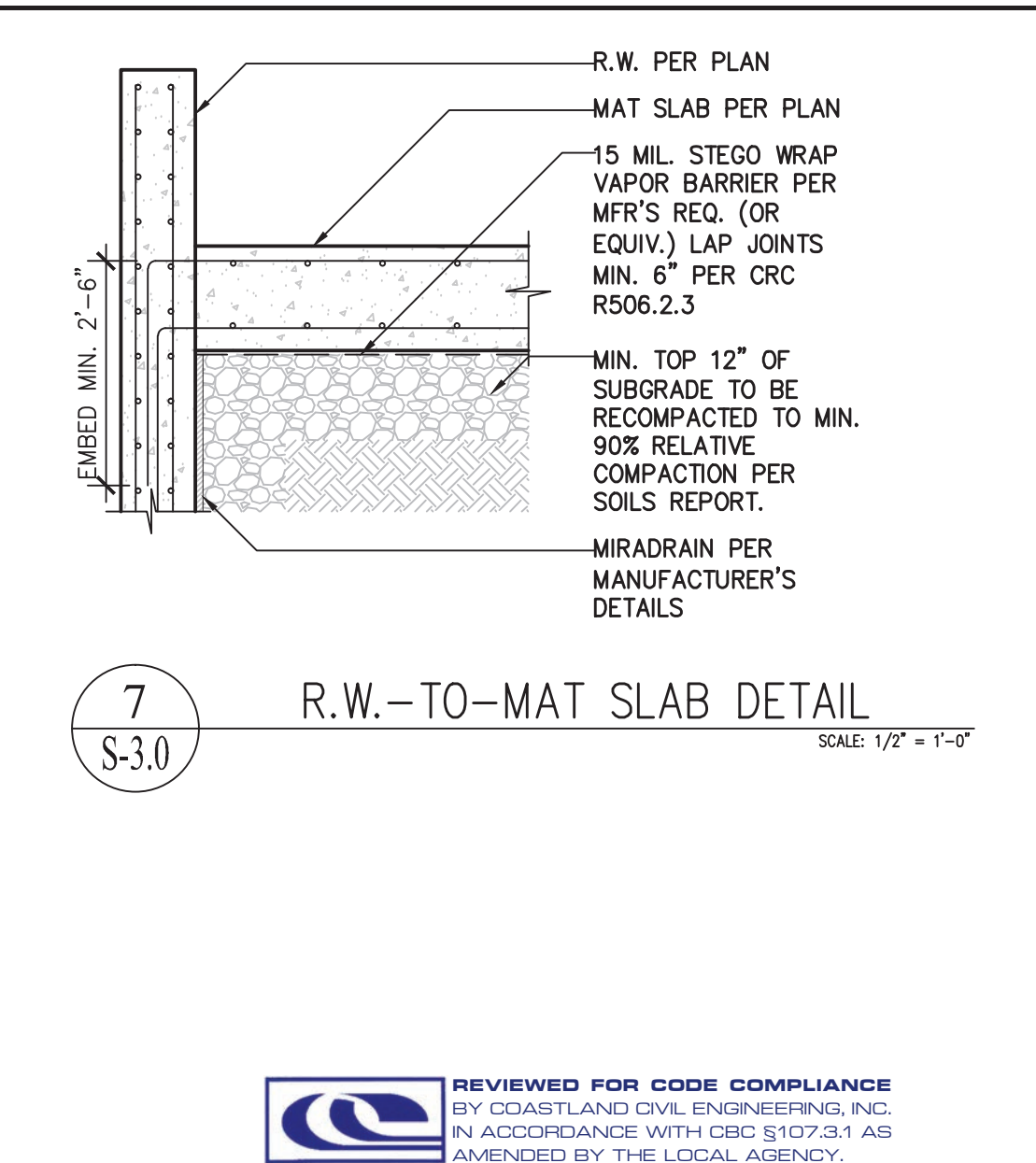
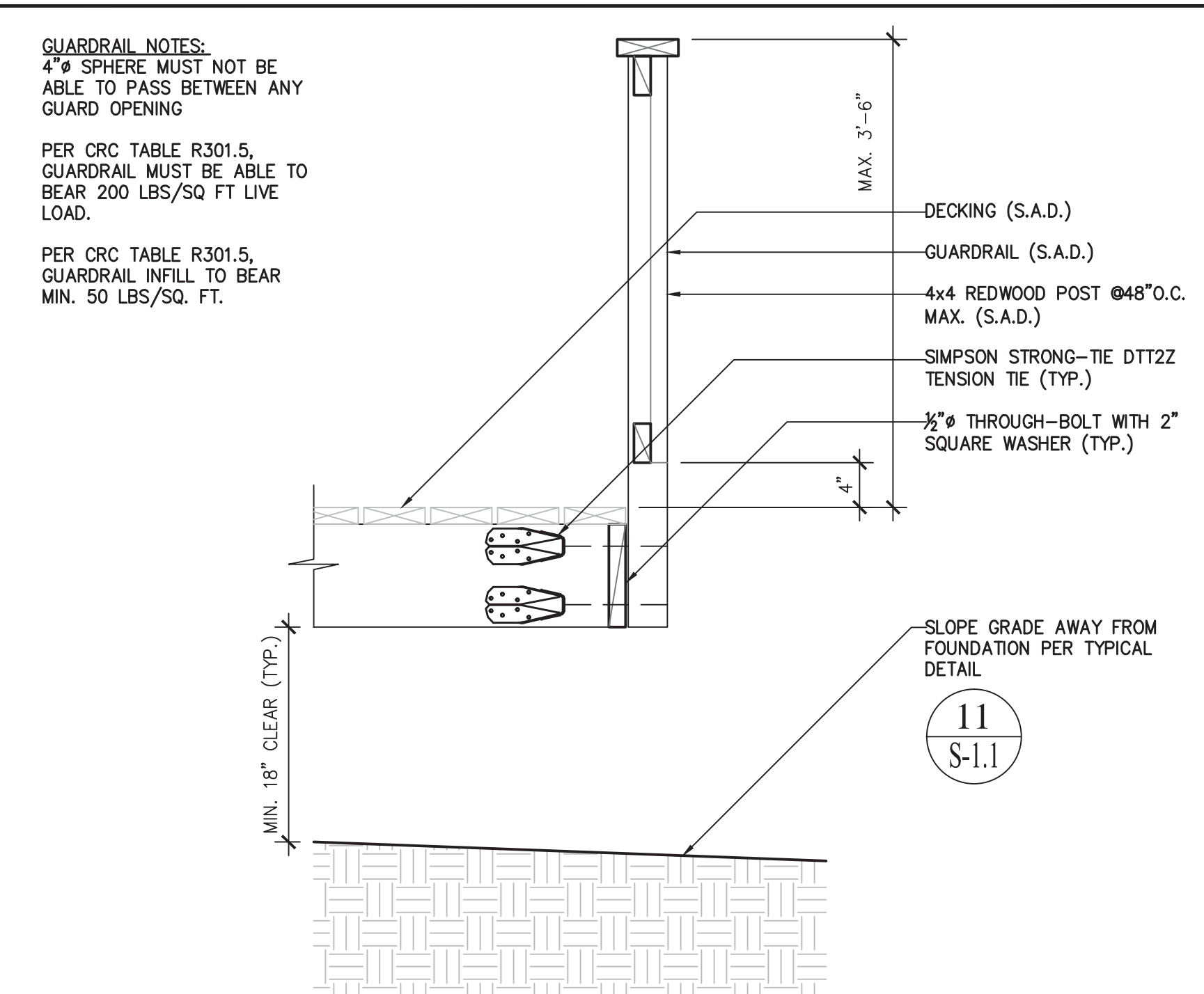
SHEET 8
S-2.3
 OF 12 SHEET



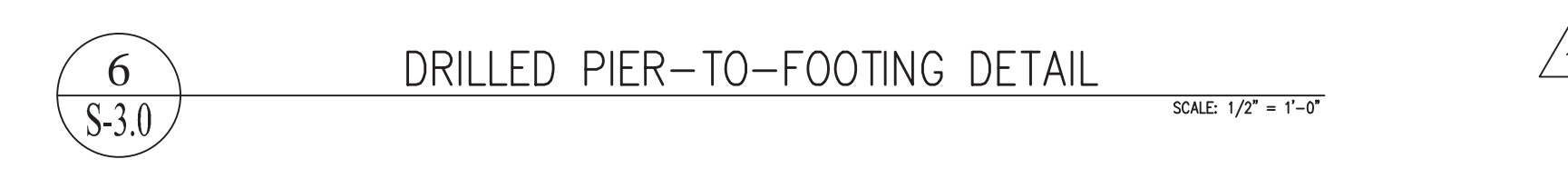
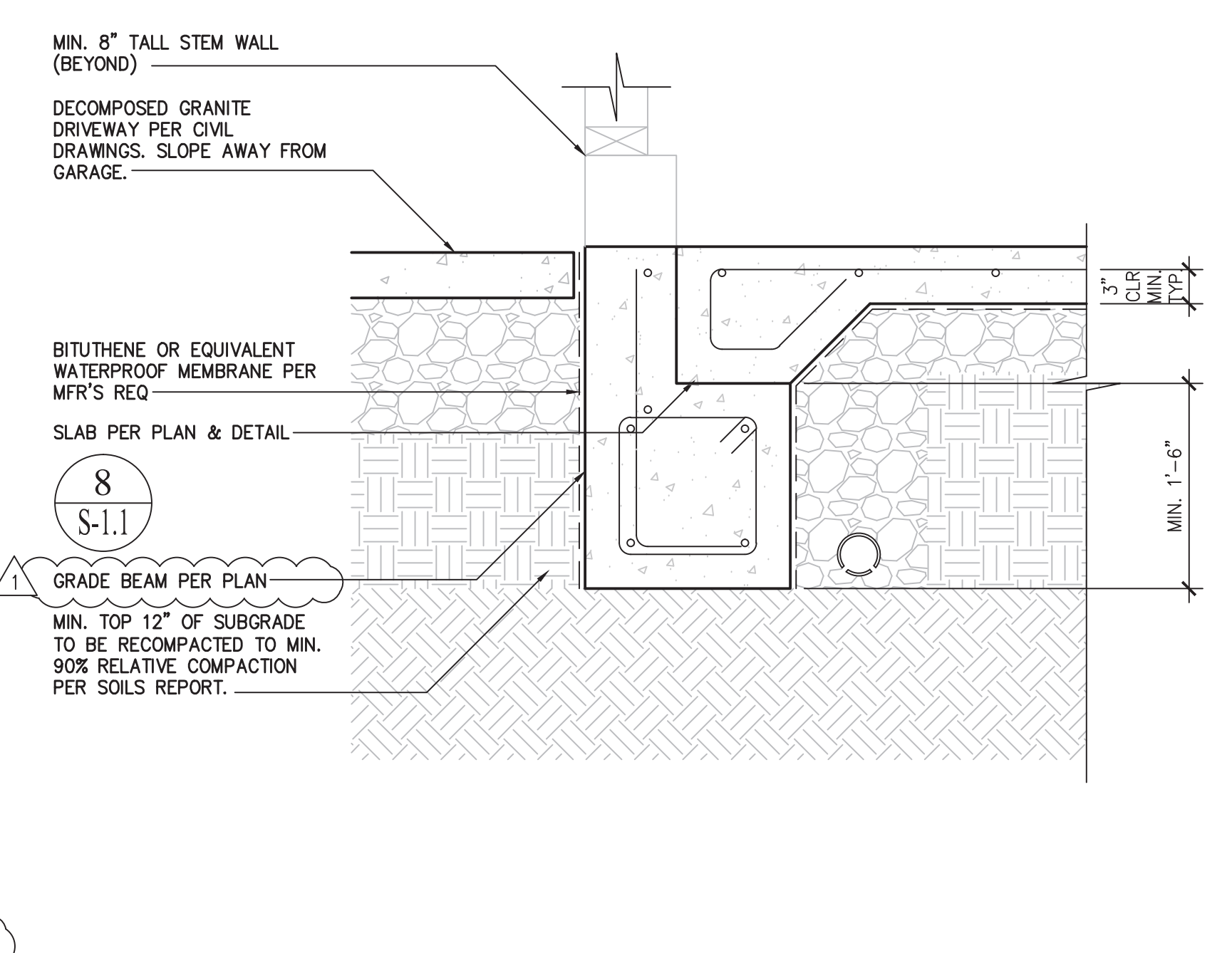
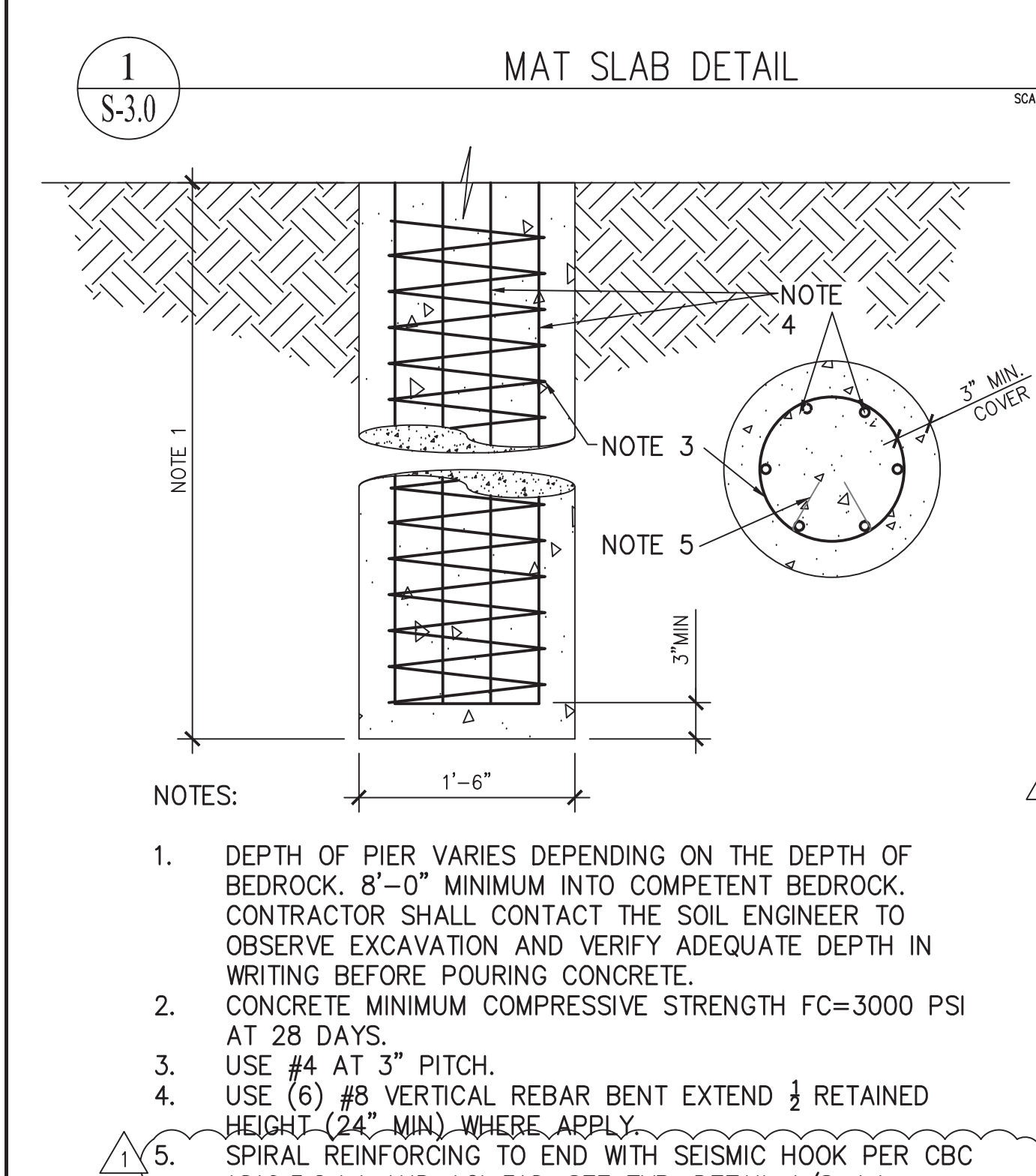
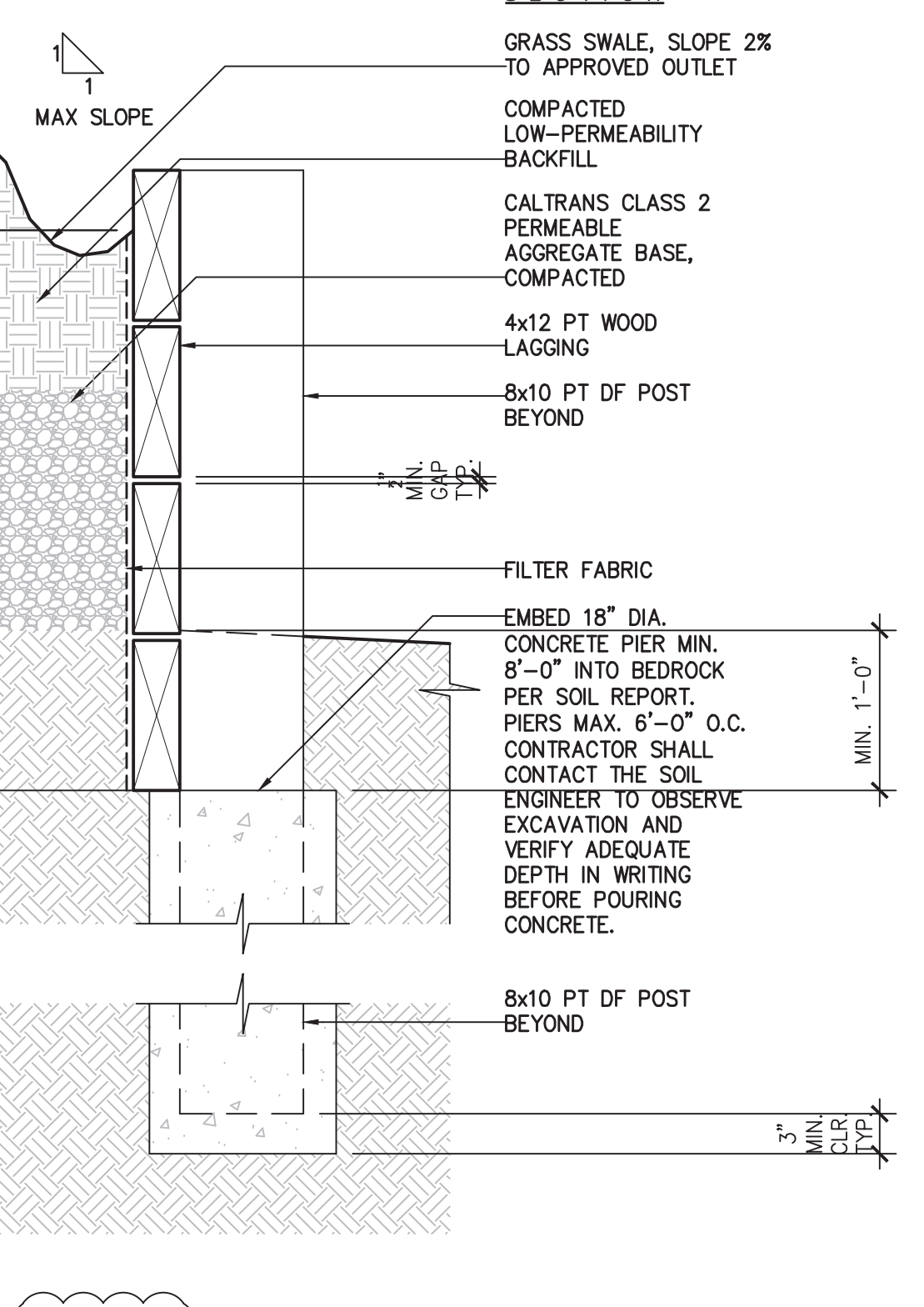
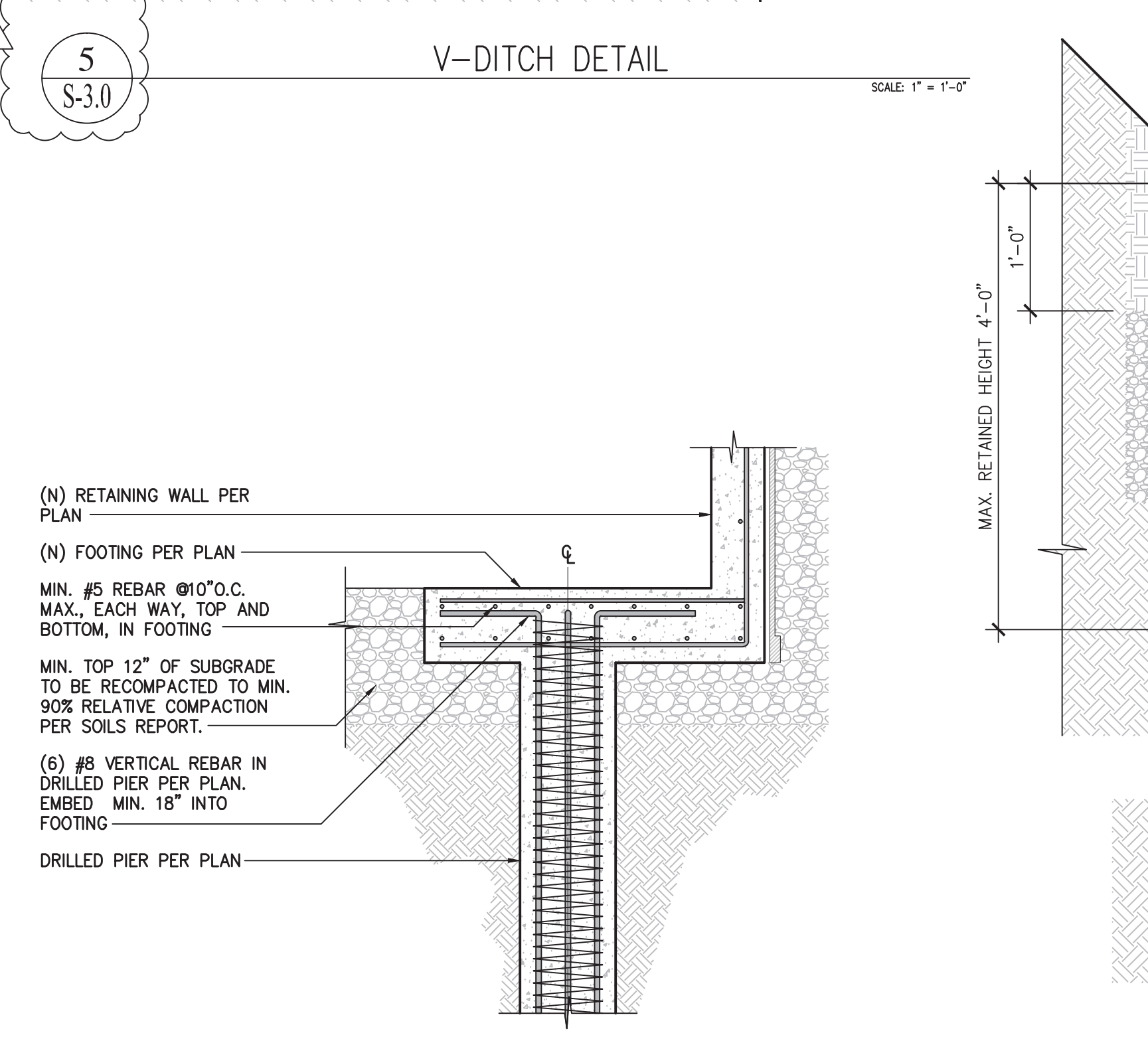
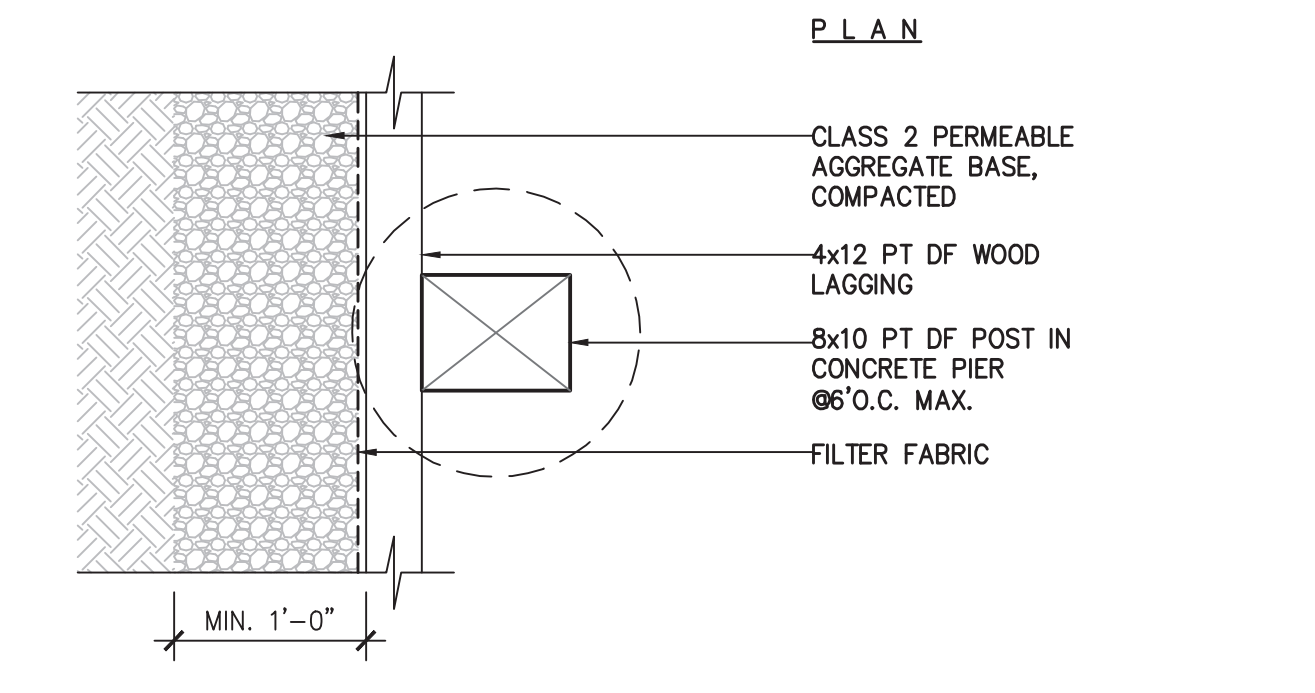
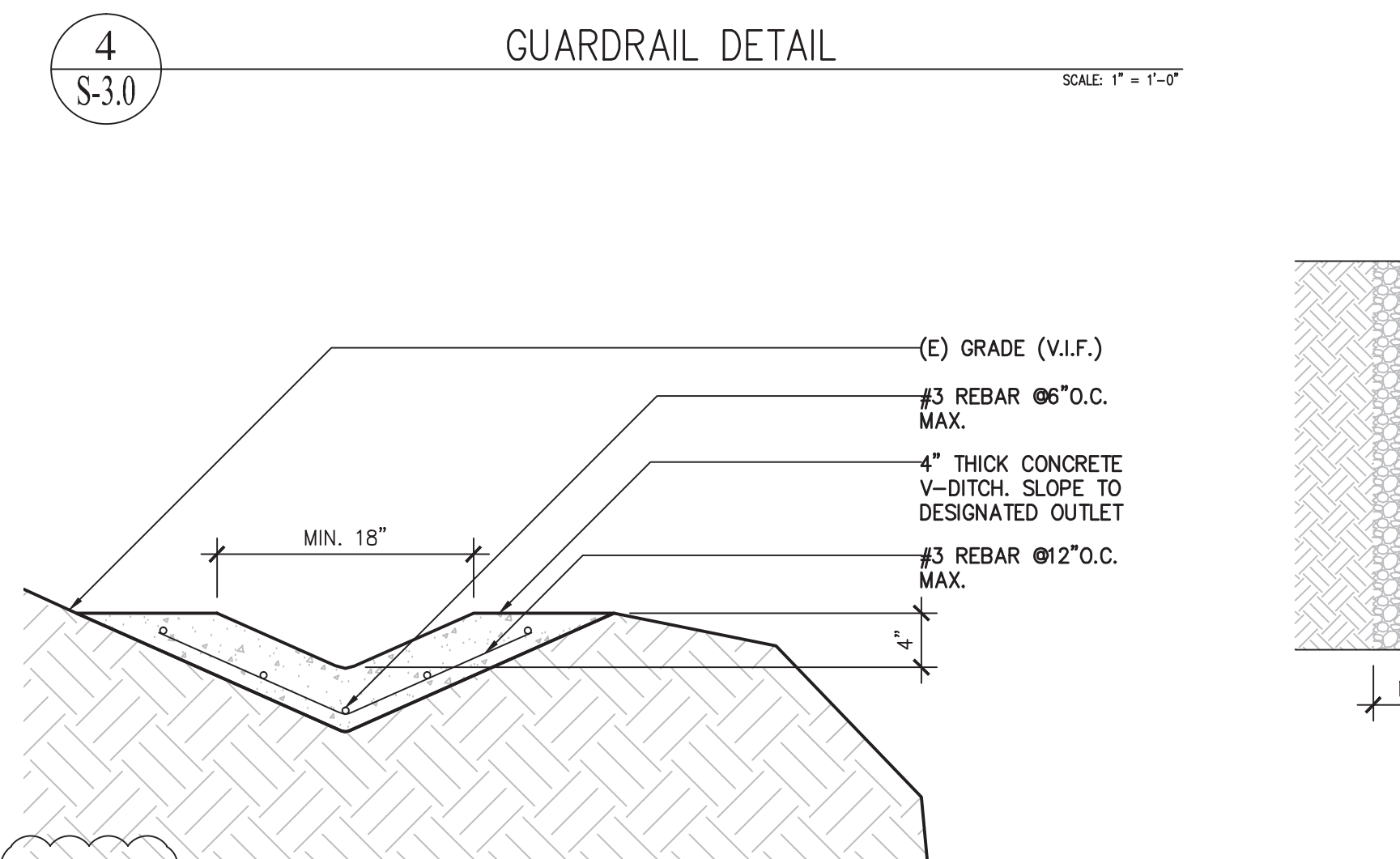


RETAINING WALL SCHEDULE (WITH FRONT SLAB)

MAX H	MIN. T	MIN R _v	MIN R _h
9'-0"	10"	#5 REBAR @6" O.C.	#5 REBAR @6" O.C.
6'-0"	10"	#5 REBAR @6" O.C.	#5 REBAR @6" O.C.
4'-0"	10"	#5 REBAR @6" O.C.	#5 REBAR @6" O.C.



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BY COASTLAND CIVIL ENGINEERS, INC.
IN ACCORDANCE WITH CBC §107.3.1 AS AMENDED BY THE LOCAL AGENCY.



REVISIONS

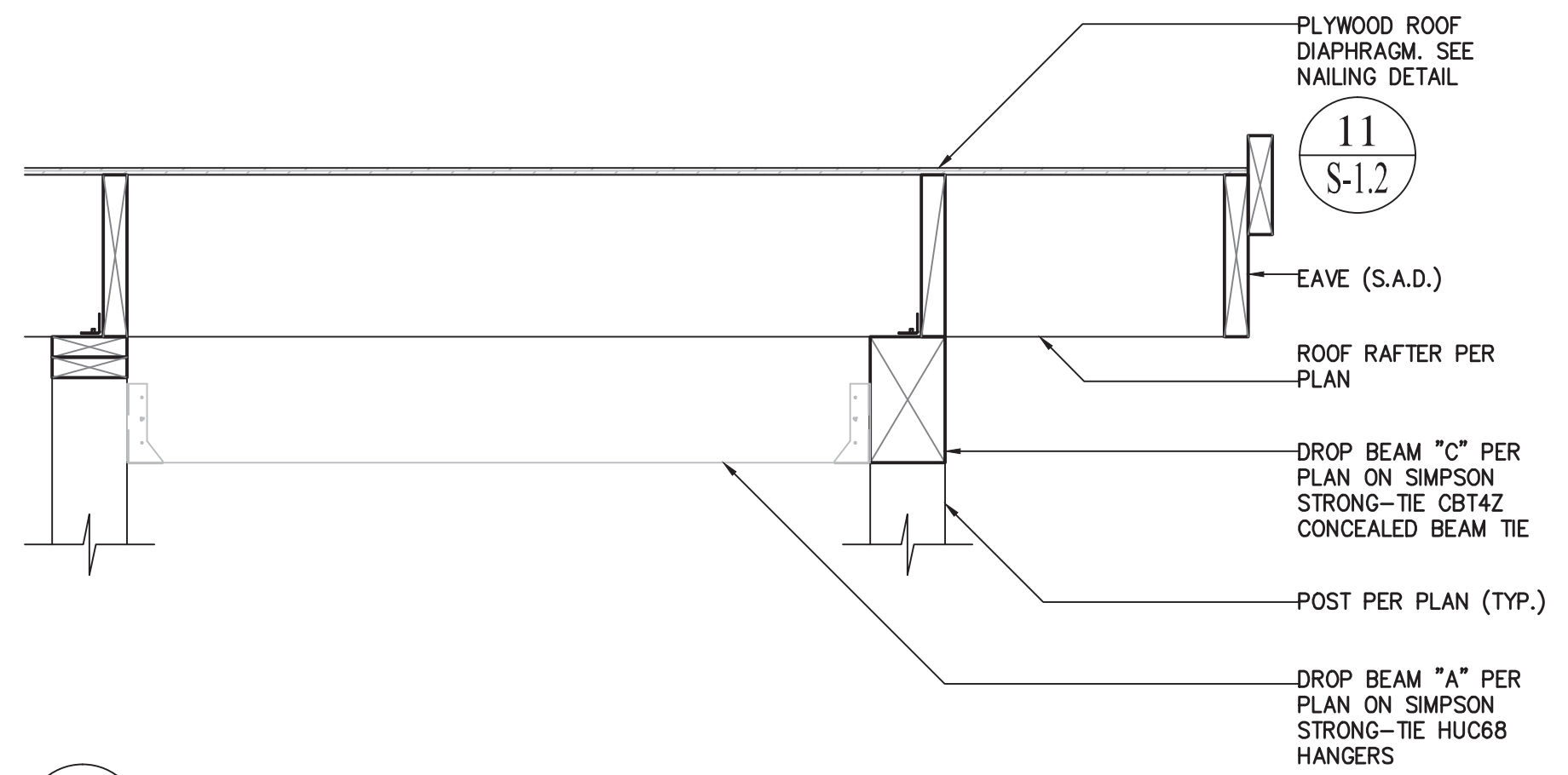
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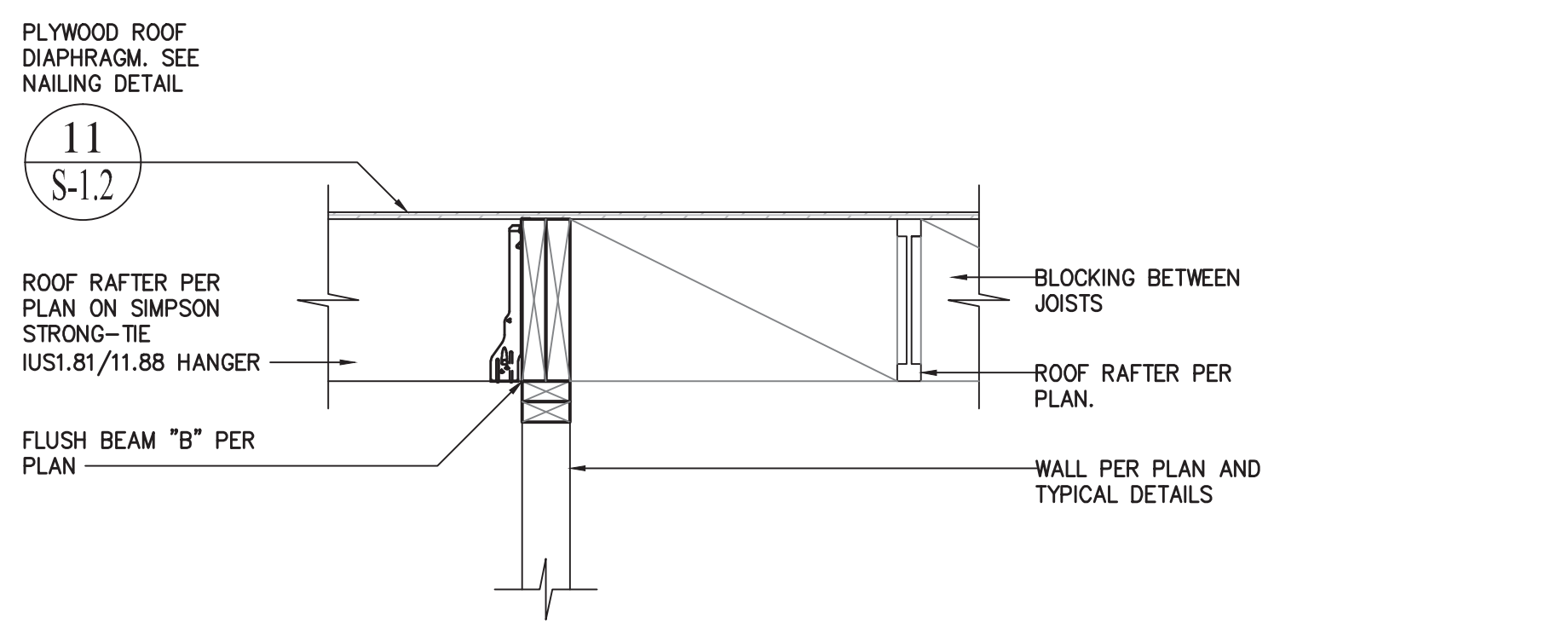


NEW RESIDENCE & ADU
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FAIRFAX, CA 94930
PROJECT APN 002-062-03

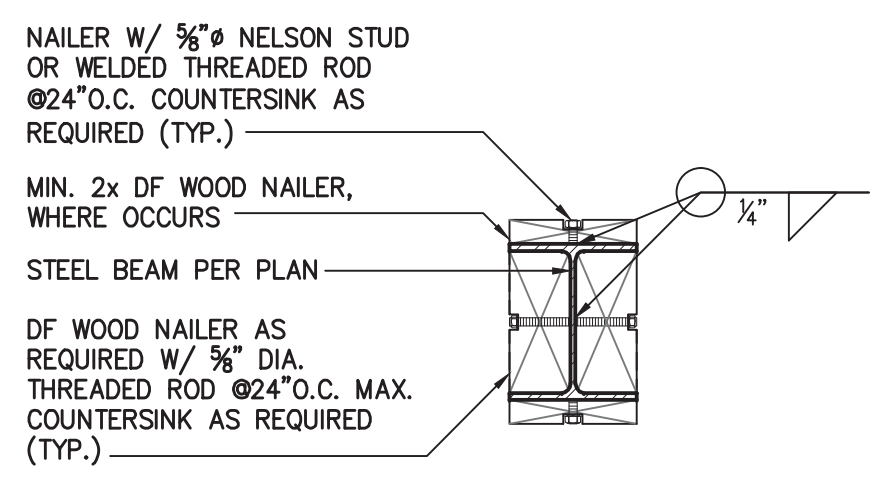
STRUCTURAL DETAILS
DATE: 2022-04-08
SCALE: AS SHOWN
DRAWN BY: DL
JOB NUMBER: 1477-0822 S
SHEET 9
S-3.0
OF 12 SHEET



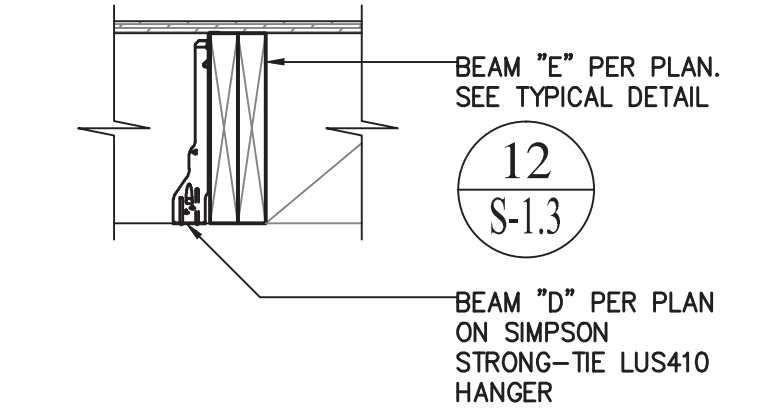
1 S-3.1 BEAM "C" DETAIL SCALE: 1" = 1'-0"



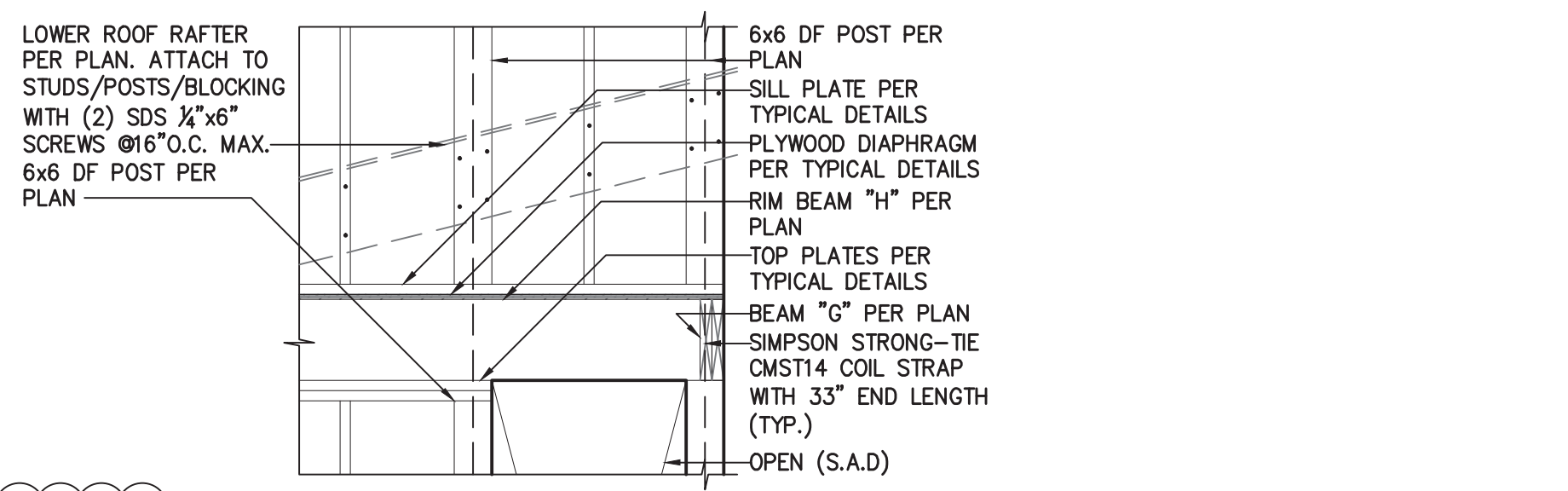
2 S-3.1 BEAM "B" DETAIL SCALE: 1" = 1'-0"



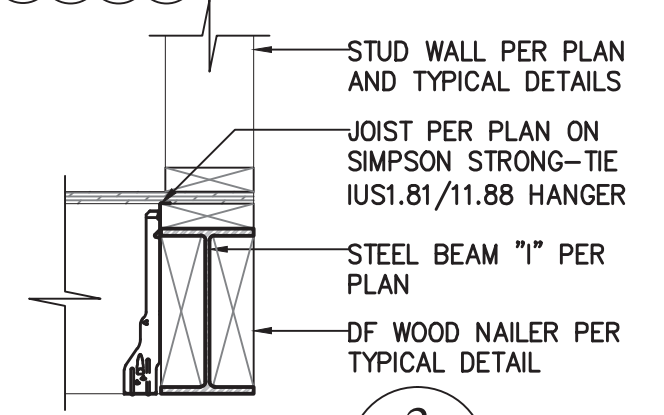
3 S-3.1 WOOD NAILER DETAIL SCALE: 1" = 1'-0"



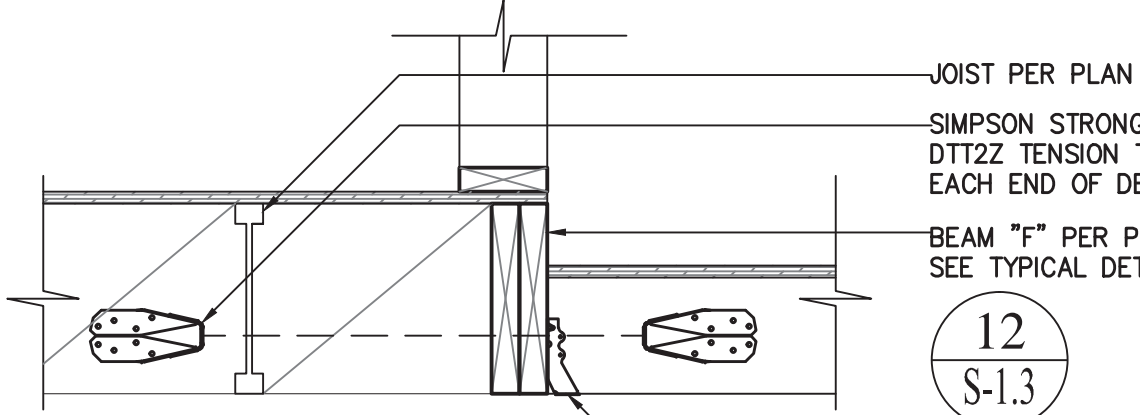
4 S-3.1 BEAM "D" DETAIL SCALE: 1" = 1'-0"



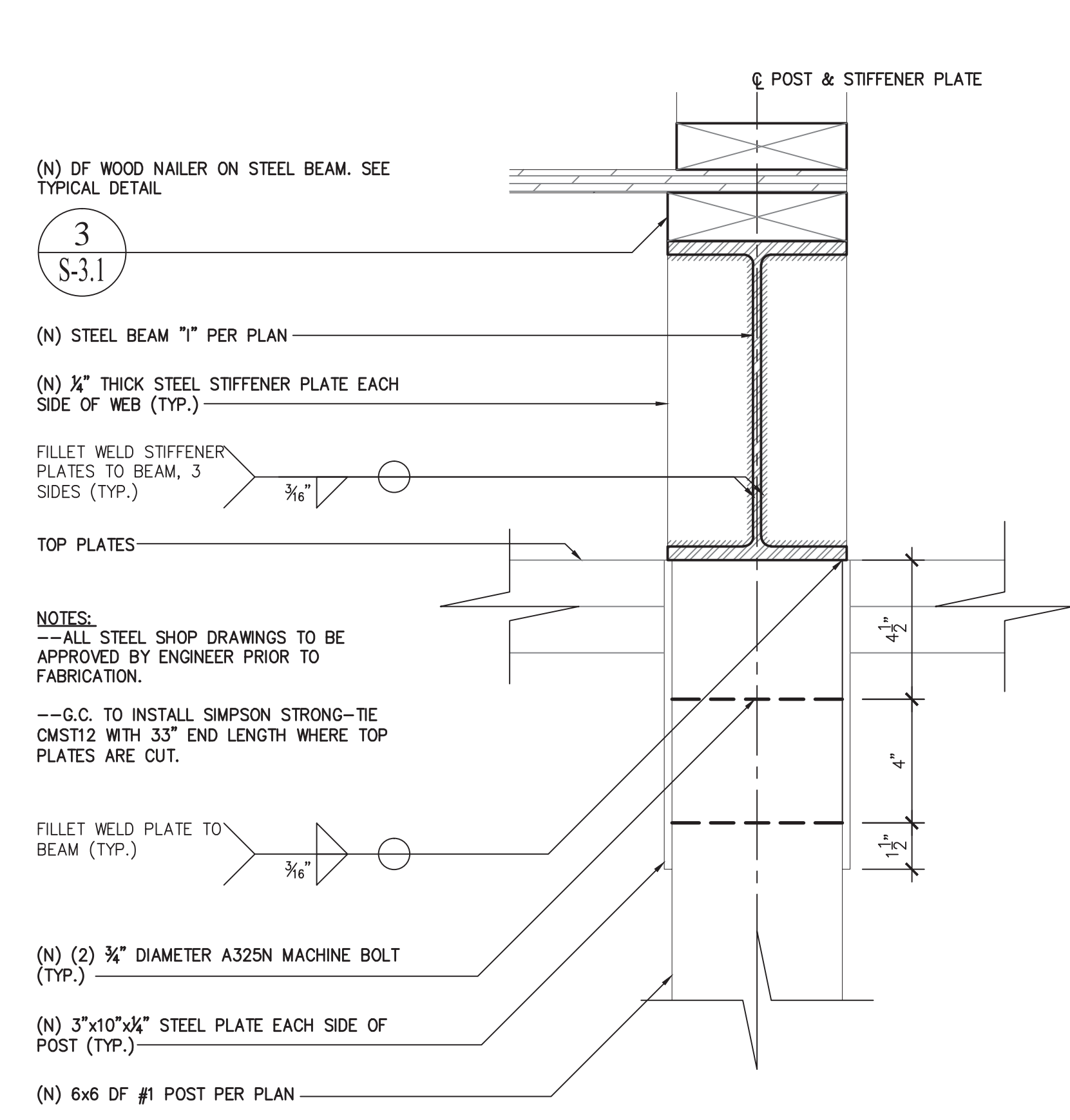
5 S-3.1 BEAM "H" DETAIL SCALE: 1" = 1'-0"



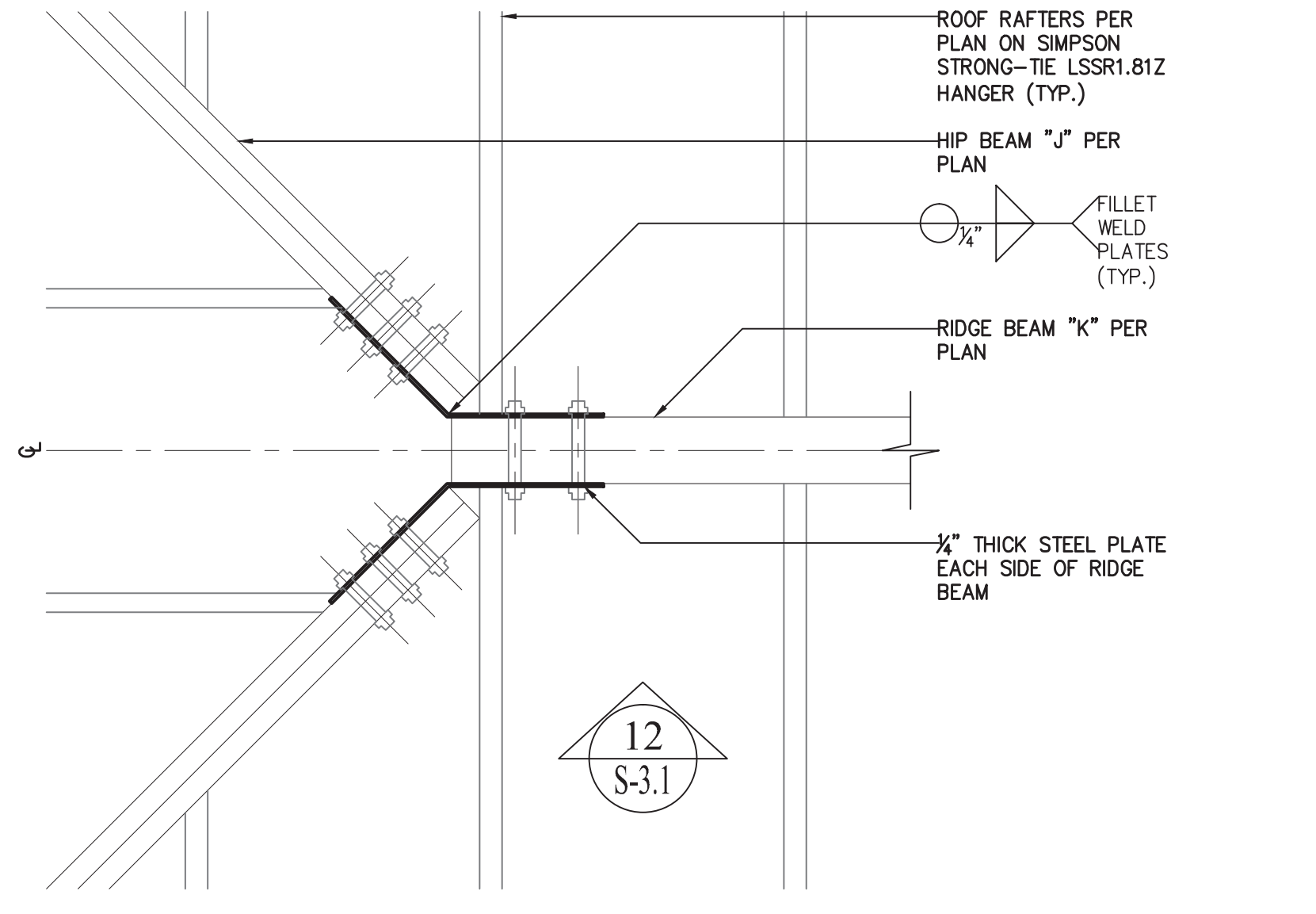
6 S-3.1 BEAM "I" DETAIL SCALE: 1" = 1'-0"



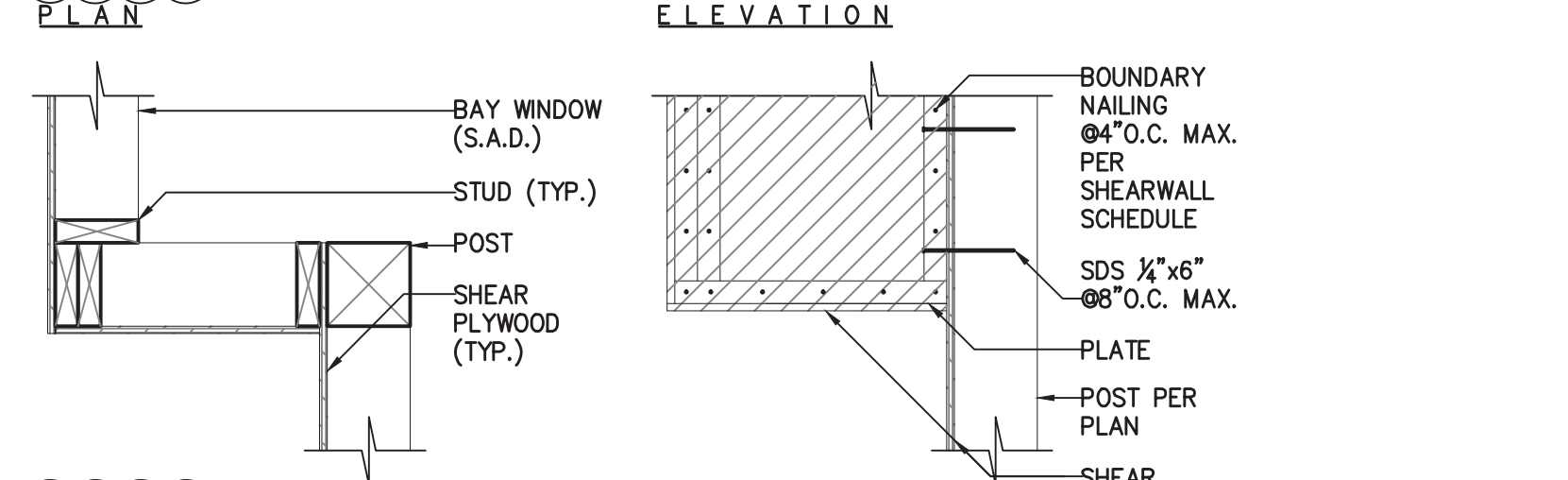
7 S-3.1 BEAM "F" DETAIL SCALE: 1" = 1'-0"



8 S-3.1 BEAM "I" DETAIL SCALE: 1" = 1'-0"



9 S-3.1 ENLARGED PLAN AT LOWER ROOF HIP BEAMS SCALE: 1" = 1'-0"

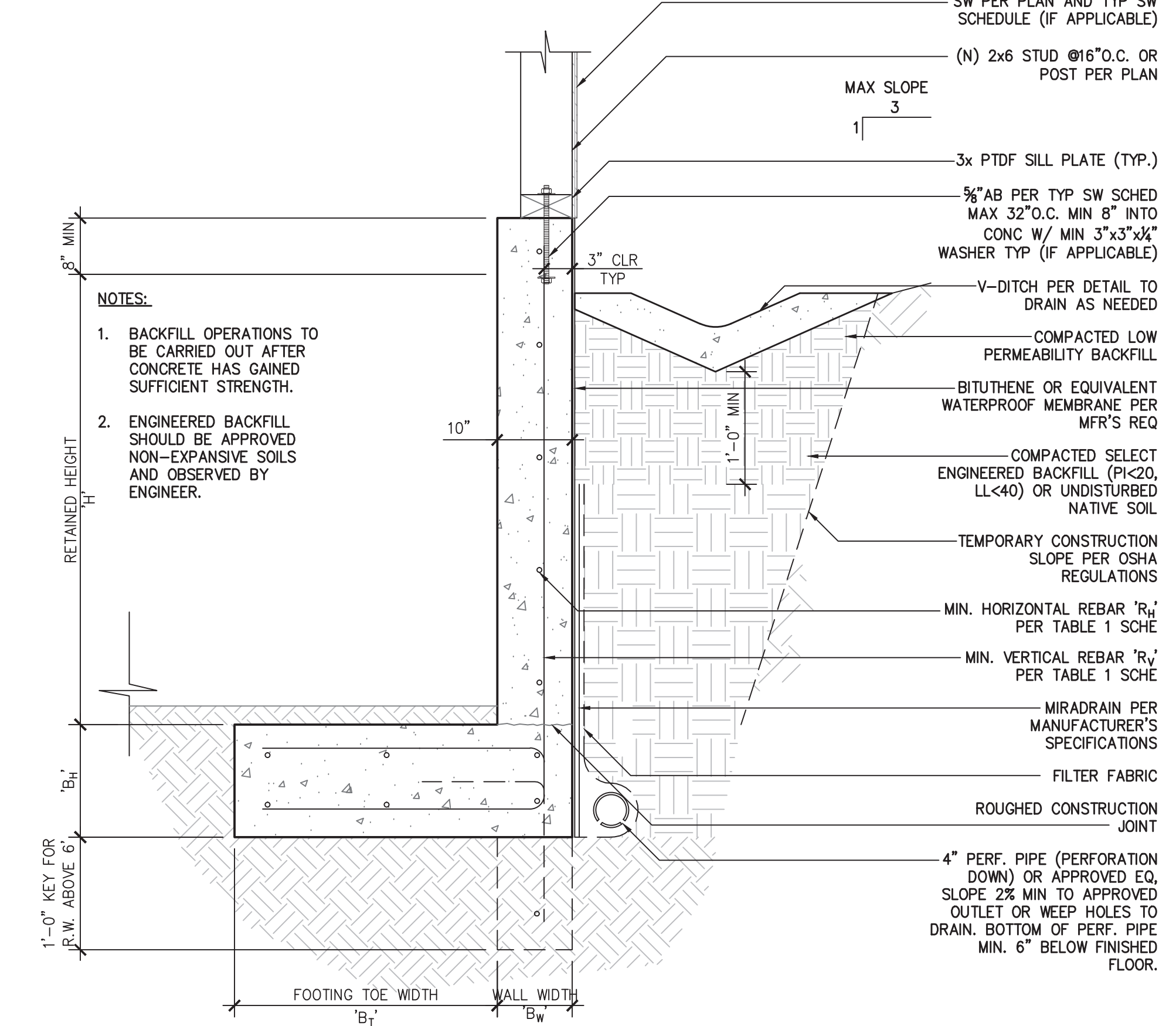


10 S-3.1 BAY WINDOW DETAILS SCALE: 1" = 1'-0"

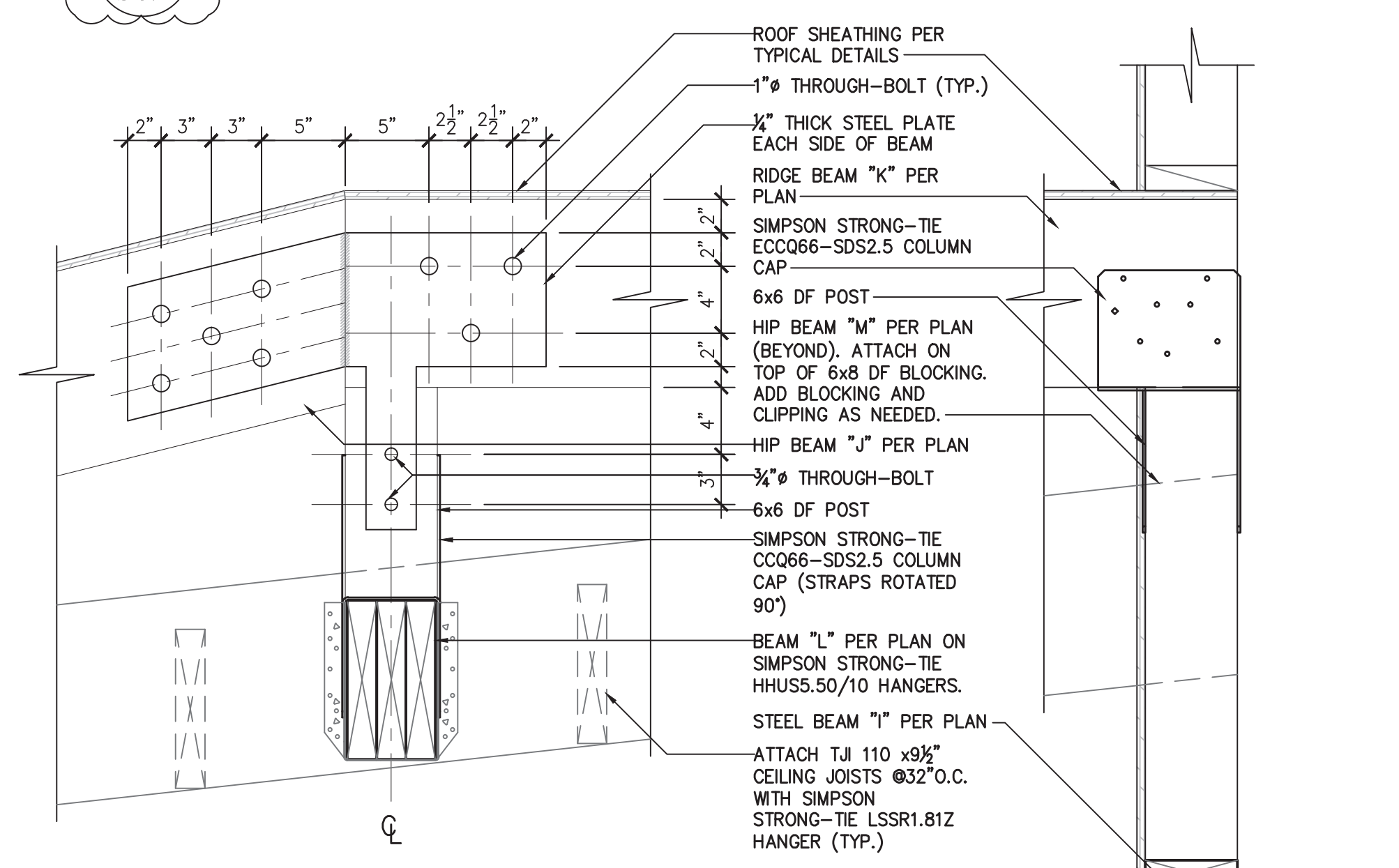
TABLE 1 - L FOOTING RETAINING WALL SCHEDULE

MAX H	MIN B _w	MIN B _t	MIN B _h	MIN R _v	MIN R _h
10'-0"	10"	4'-6"	14"	#6 REBAR @10" O.C.	#5 REBAR @16" O.C.
8'-0"	10"	4'-6"	14"	#6 REBAR @16" O.C.	#5 REBAR @16" O.C.
6'-0"	10"	4'-6"	14"	#5 REBAR @16" O.C.	#5 REBAR @16" O.C.
4'-0"	10"	4'-6"	14"	#5 REBAR @16" O.C.	#5 REBAR @16" O.C.

REVIEWED FOR CODE COMPLIANCE BY COASTLAND CIVIL ENGINEERS, INC. IN ACCORDANCE WITH CBC §107.31 AS AMENDED BY THE LOCAL AGENCY.



11 S-3.1 RETAINING WALL DETAIL SCALE: 1" = 1'-0"



12 S-3.1 ELEVATION DETAIL AT RIDGE BEAM SCALE: 1-1/2" = 1'-0"

REVISIONS

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NEW RESIDENCE & ADU
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 PROJECT APN 002-062-03

STRUCTURAL DETAILS

DATE: 2022-04-08

SCALE: AS SHOWN

DRAWN BY: DL

JOB NUMBER: 1477-0822 S

SHEET 10

S-3.1

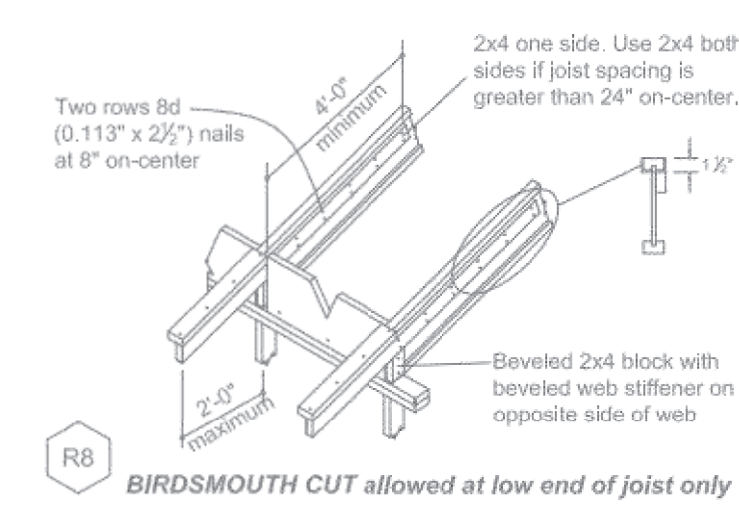
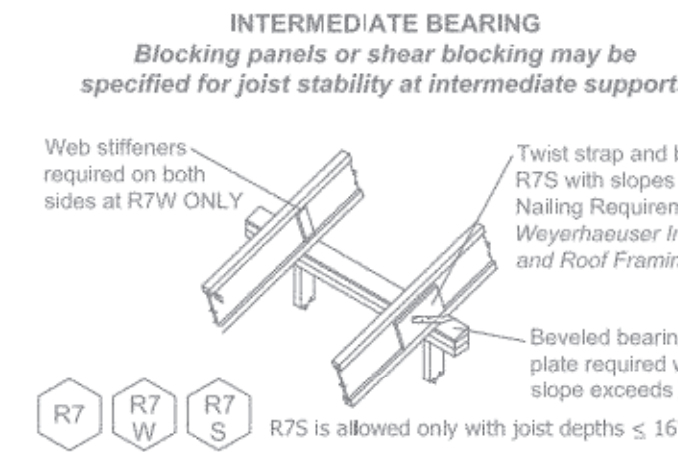
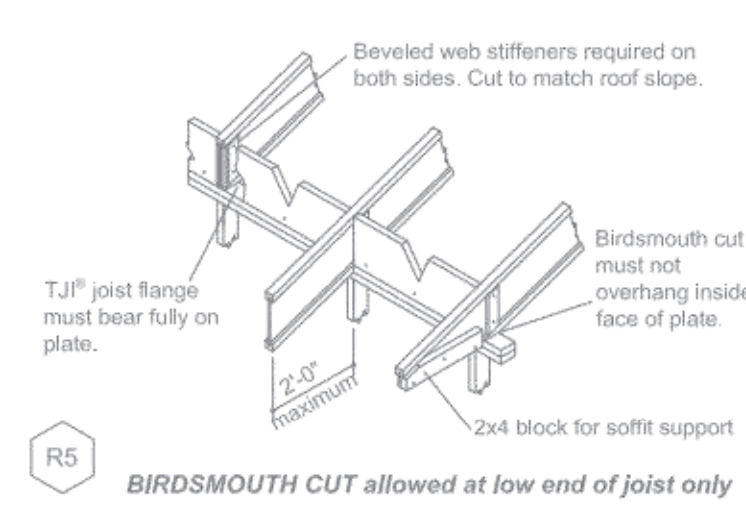
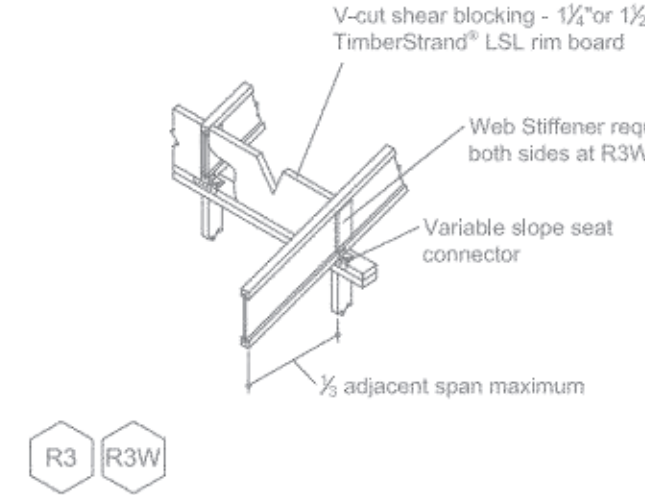
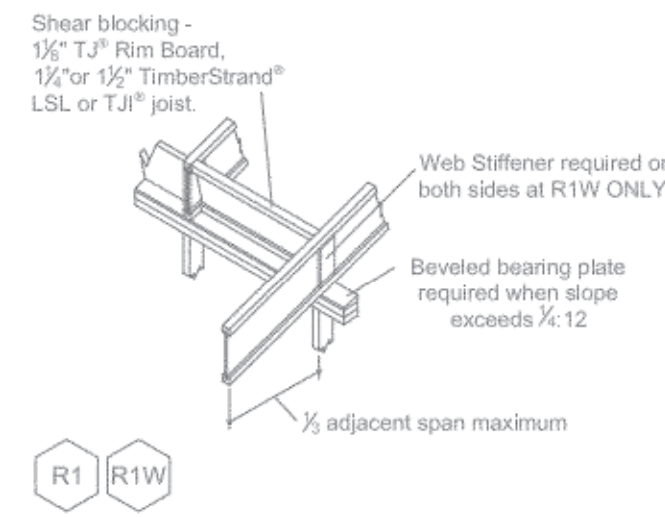
OF 12 SHEET



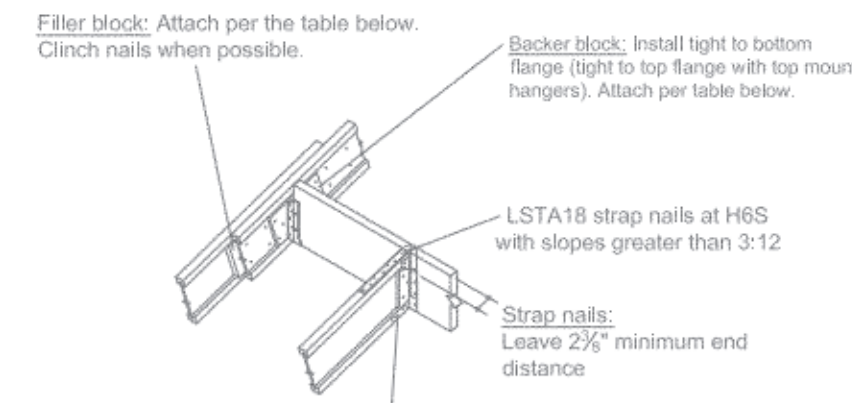
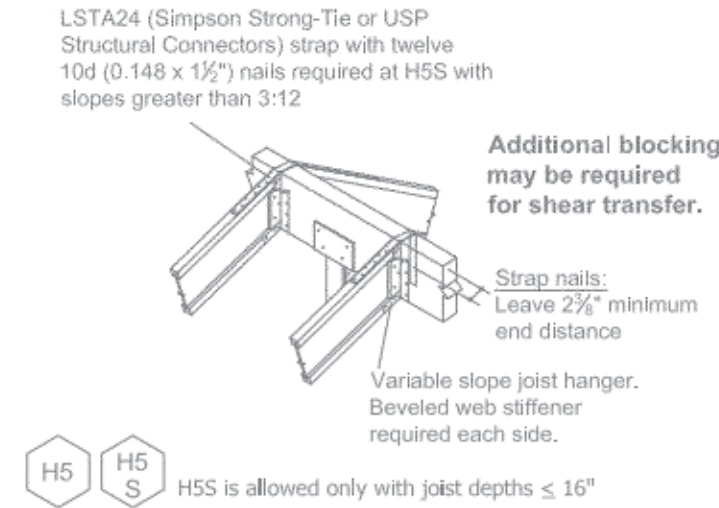
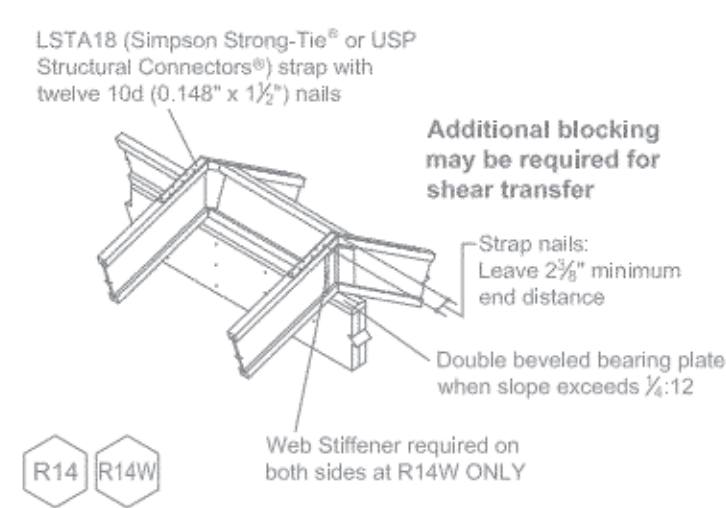
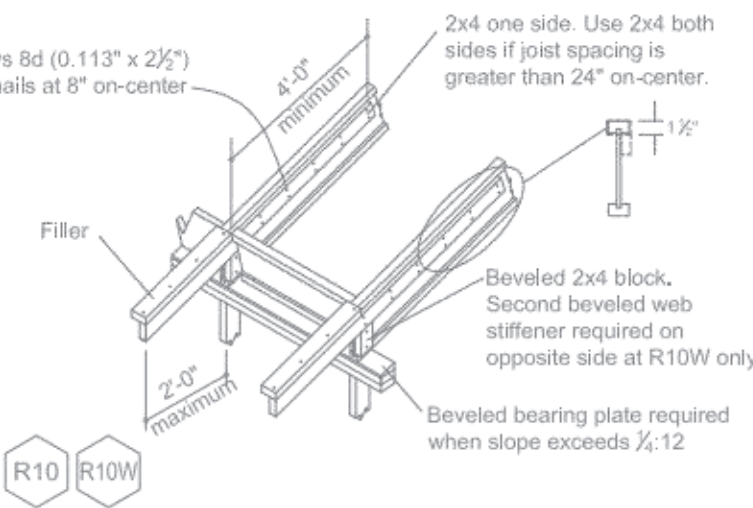
ROOF DETAILS

General Notes
Unless otherwise noted, all details are valid to a maximum slope of 12:12. Joists >16" have a maximum slope of 3:12.

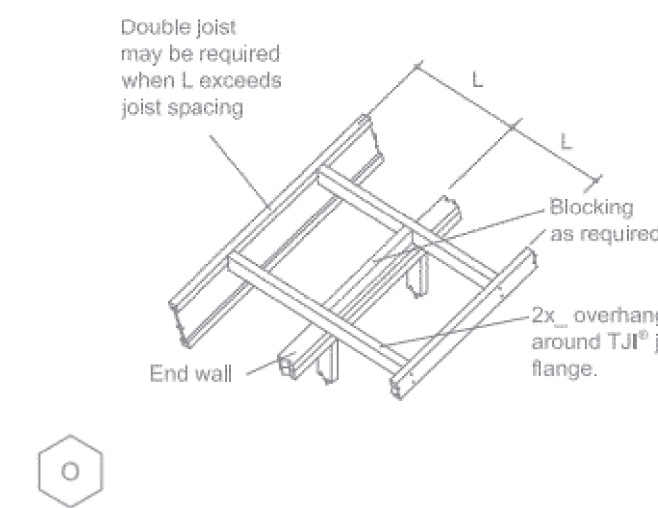
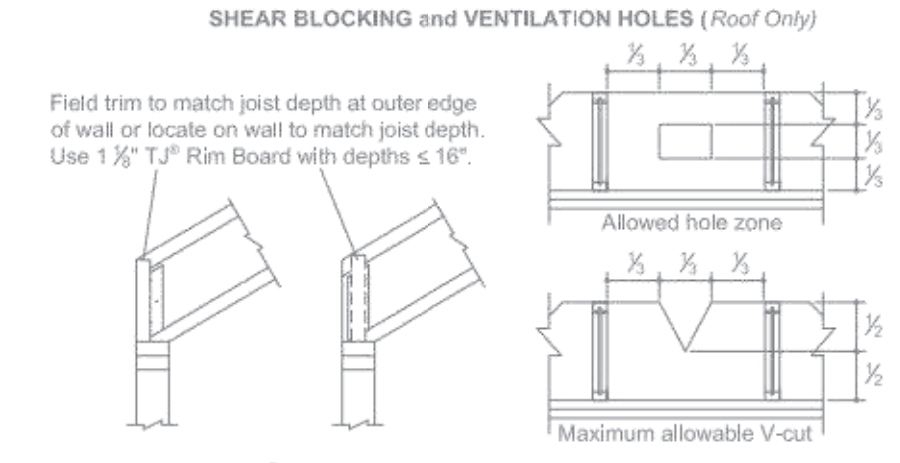
Web stiffeners are required with all 22" and 24" joists and when the sides of the hanger do not laterally support at least 3/4" of the TJI® joist top flange. Also see framing plan.



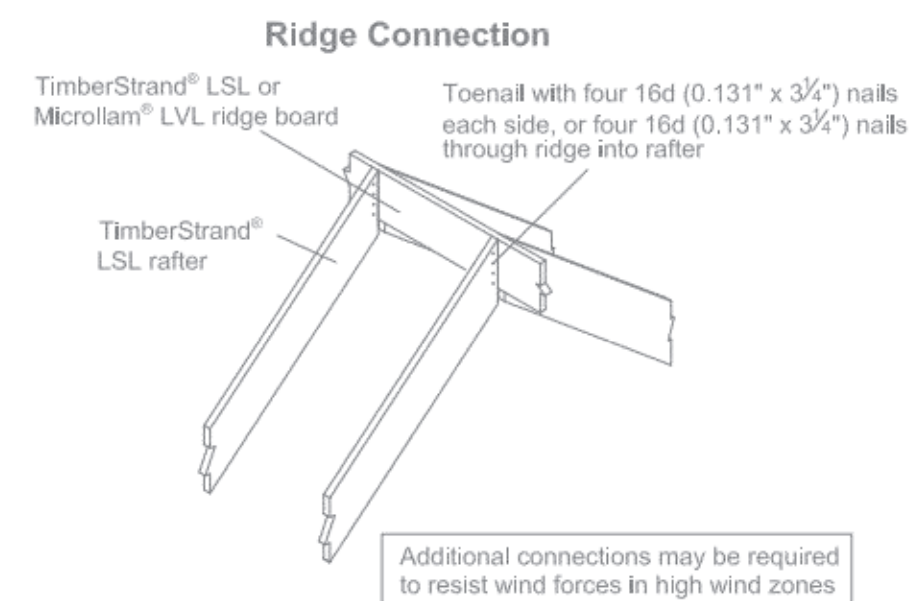
SEE MANUFACTURER'S DETAILS FOR INSTALLATION.



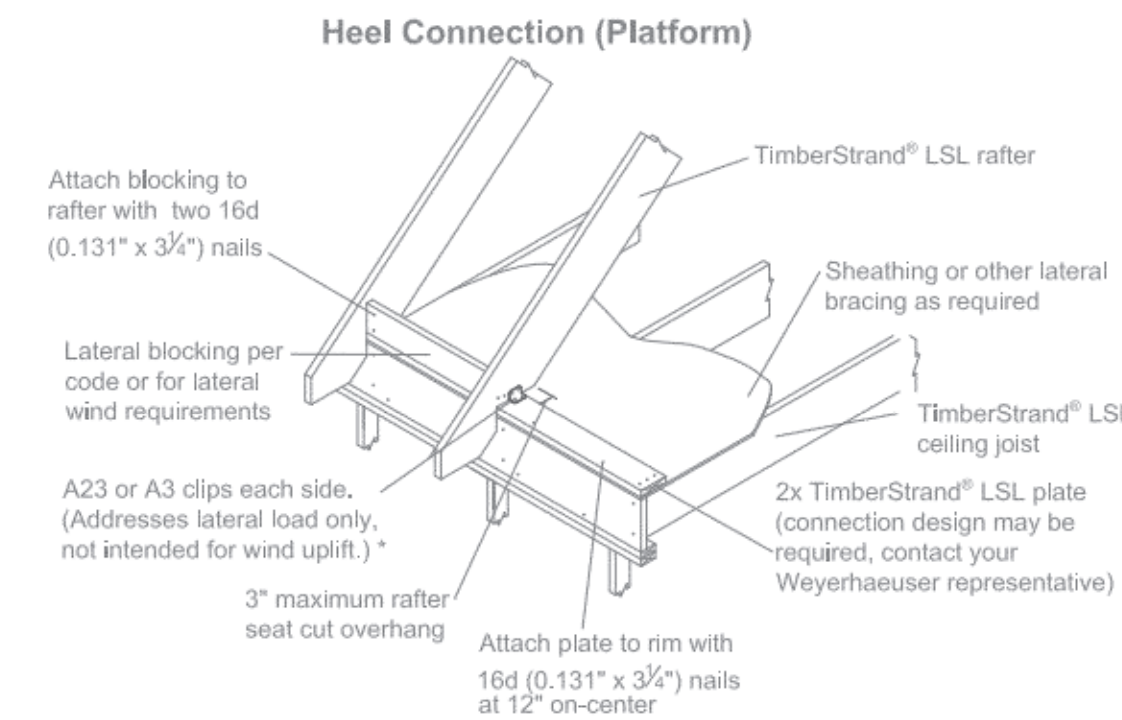
TJI® Depth, D	TJI® Flange Width	Block Type	Size	Nail Quantity
8 1/2" <math>< D \le 16"	less than 3 1/2"	Filter	10d(0.128" x 3")	10
		Backer	10d(0.128" x 3")	10
16" <math>< D \le 20"	less than 3 1/2"	Filter	16d(0.135" x 3 1/2")	10 - each side
		Backer	10d(0.128" x 3")	10
20" <math>< D \le 24"	3 1/2"	Filter	16d(0.135" x 3 1/2")	15 - each side
		Backer	10d(0.128" x 3")	15
20" <math>< D \le 24"	3 1/2"	Filter	16d(0.135" x 3 1/2")	25 - each side
		Backer	10d(0.128" x 3")	15



ROOF FRAMING DETAILS

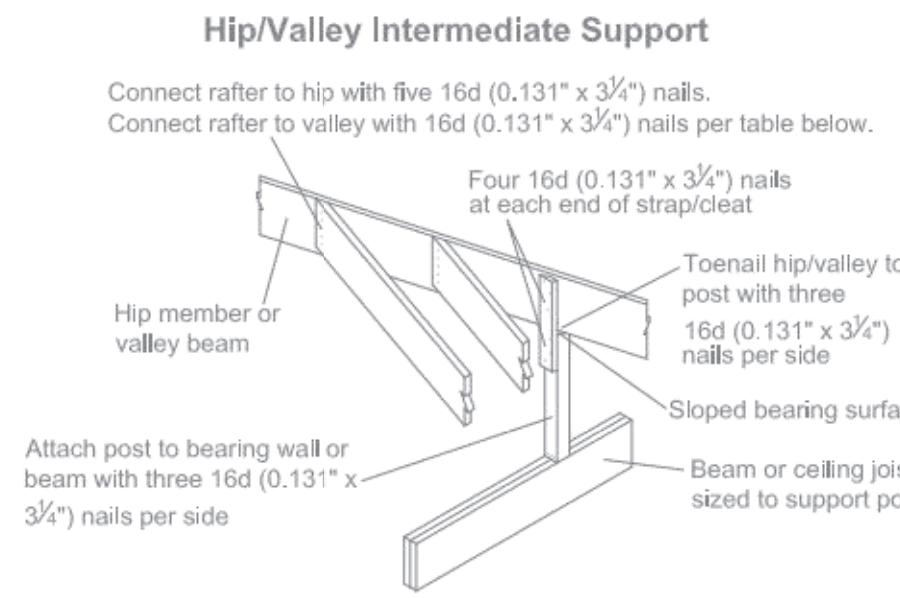
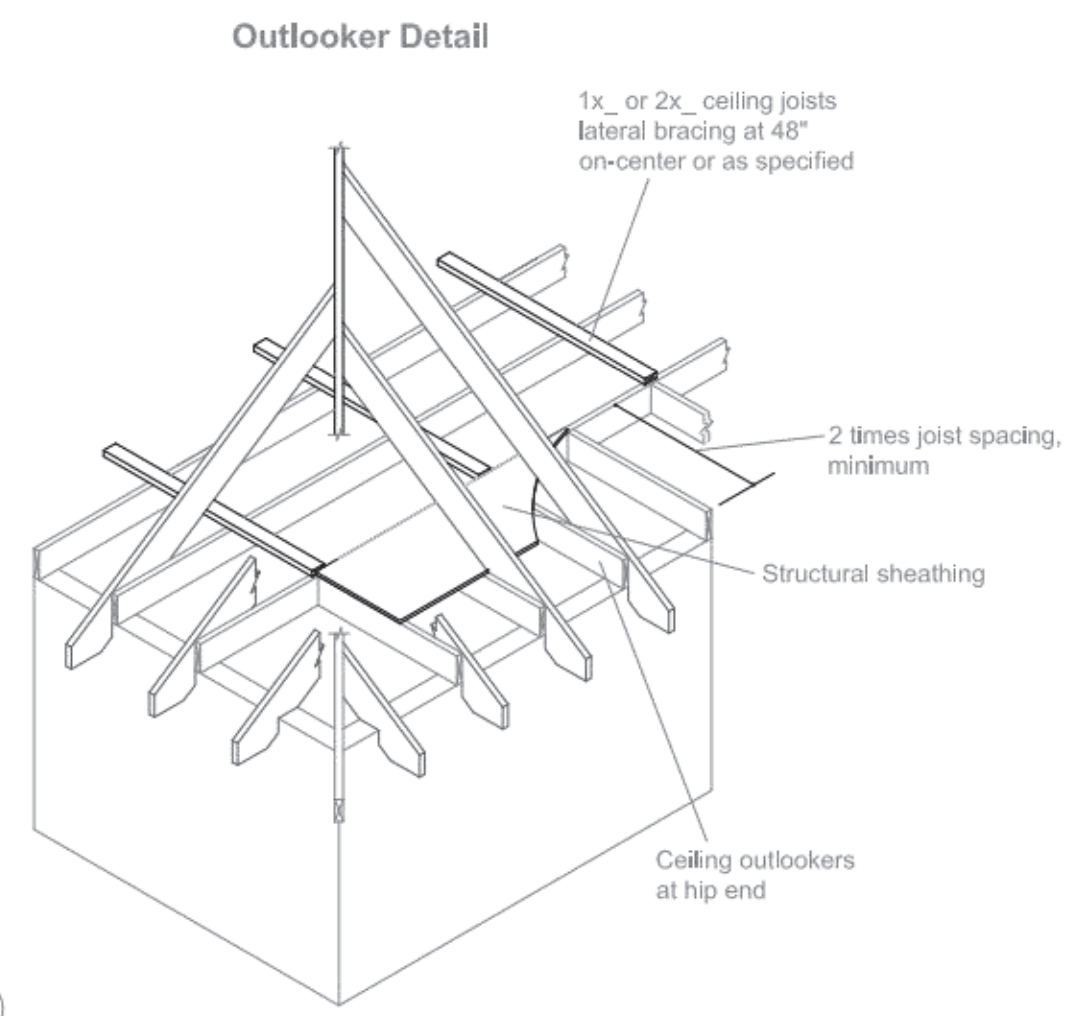


Minimum Ridge Board Depth				
Rafter Size	Rafter Pitch			
	4:12 to 9:12	10:12 to 11:12	12:12	
	Ridge Board Sizes			
2x6	2x8	2x10	2x10	
2x8	2x10	2x12	2x12	
2x10	14"	14"	14"	
2x12	14"	16"	16"	



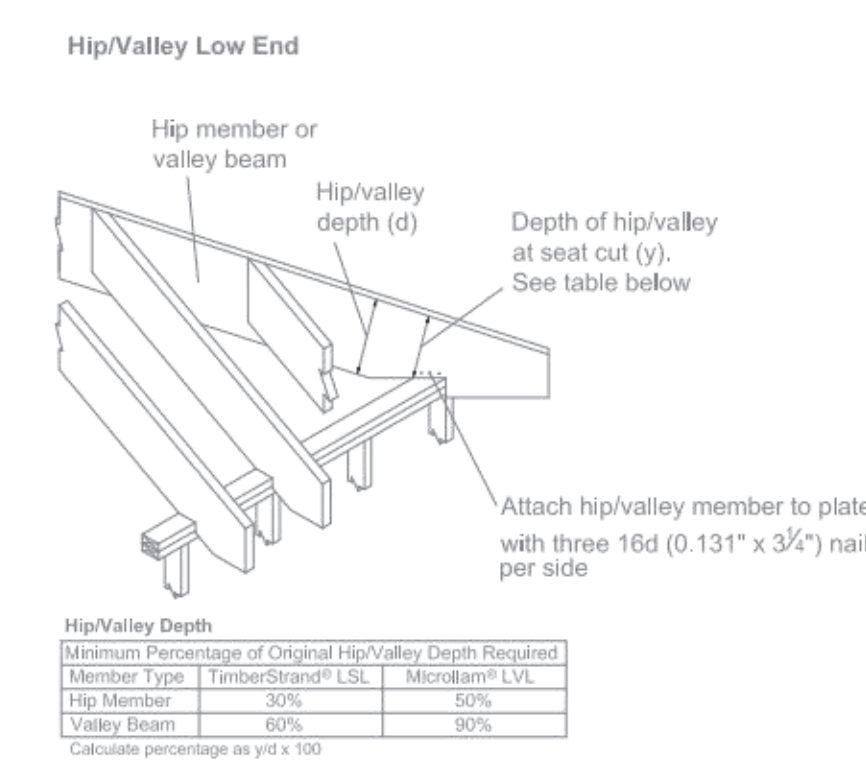
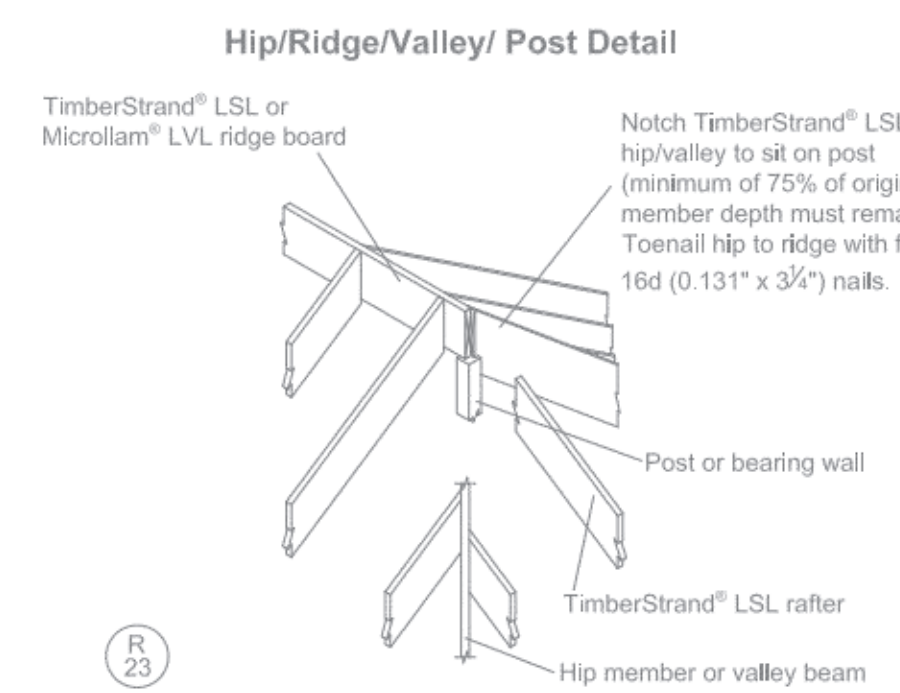
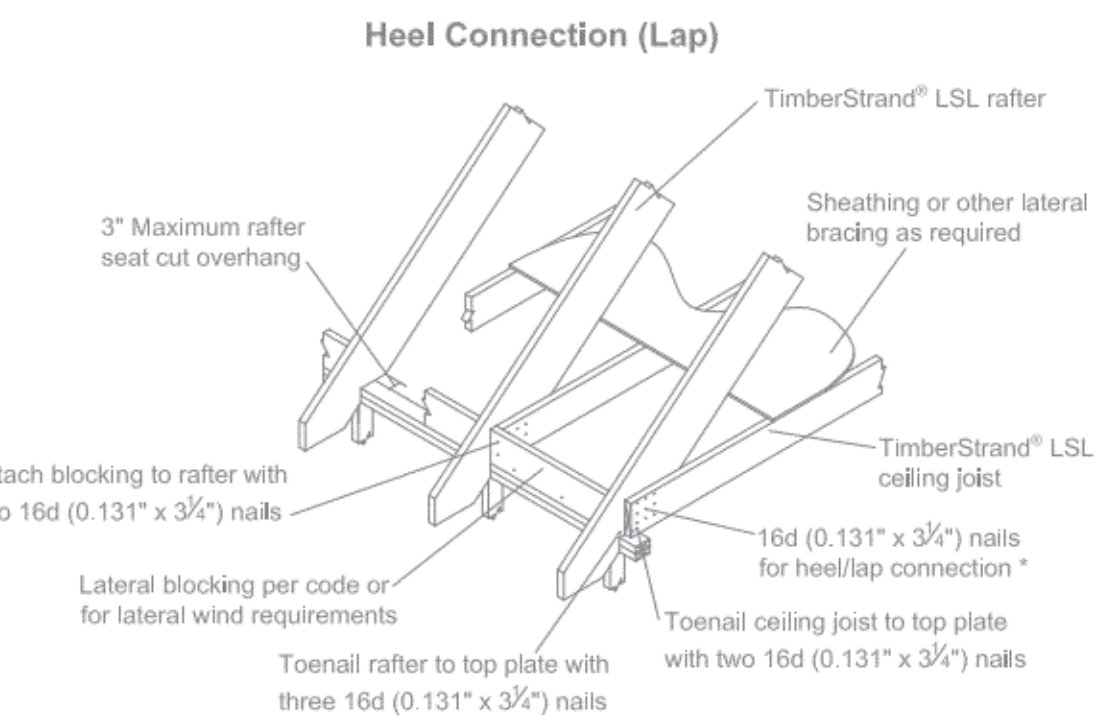
* Angle Clips			
Hanger Type	Clip	Nailing	
		Top Plate	Rafter/Ceiling Joist
Simpson Strong Tie®	A23	10d x 1 1/2"	10d x 1 1/2"
USP Structural Connectors®	A3	10d x 1 1/2"	10d x 1 1/2"

Rafter Connection for Thrust:
* For lap connection nail quantity requirements, see Rafter Span and Heel Connection Tables in Weyerhaeuser Roof System Design Guide, TJ-9005.
- If fewer than 8 nails are required, use only one A23 or A3 clip, each side.
- If 8-15 nails required, use two A23 or A3 clips, each side.

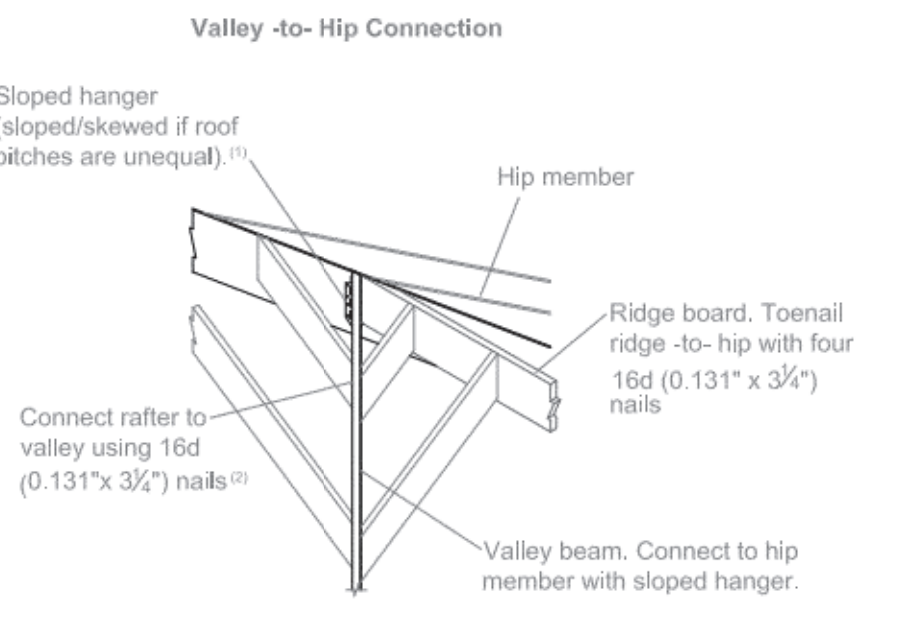


Rafter On-Center Spacing	Rafter Span	Roof Snow Load		
		30 LL + 15 DL / 50 LL + 15 DL	80 LL + 15 DL	Number of 16d (0.131" x 3/4") nails required
16"	6'	5	5	5
	12'	5	6	8
	18'	6	9	12
	24'	8	12	*
24"	6'	5	5	7
	12'	6	8	11
	18'	9	13	*
	24'	12	*	*

* Contact your Weyerhaeuser representative for additional connection information.



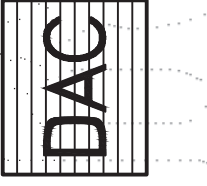
Hip/Valley Depth		
Minimum Percentage of Original Hip/Valley Depth Required		
Member Type	TimberStrand® LSL	Microlam® LVL
Hip Member	30%	50%
Valley Beam	50%	90%



Contact your Weyerhaeuser representative for sizing of a hip or valley with a point load.
① See Framing Connectors in Weyerhaeuser Roof System Design Guide, TJ-9005 for hanger capacities.
② See Rafter-to-Valley Connection table in Detail R26 above.

REVISIONS		BY
1	2022-06-21	DL

Darius Abolhassani Consultant & Associates, Inc.
Consulting Engineering & Construction Support
7 Mt. Lassen Drive, Suite A-129, San Rafael, CA 94903
Phone: (415)499-1919 Email: darius@dacassociates.net



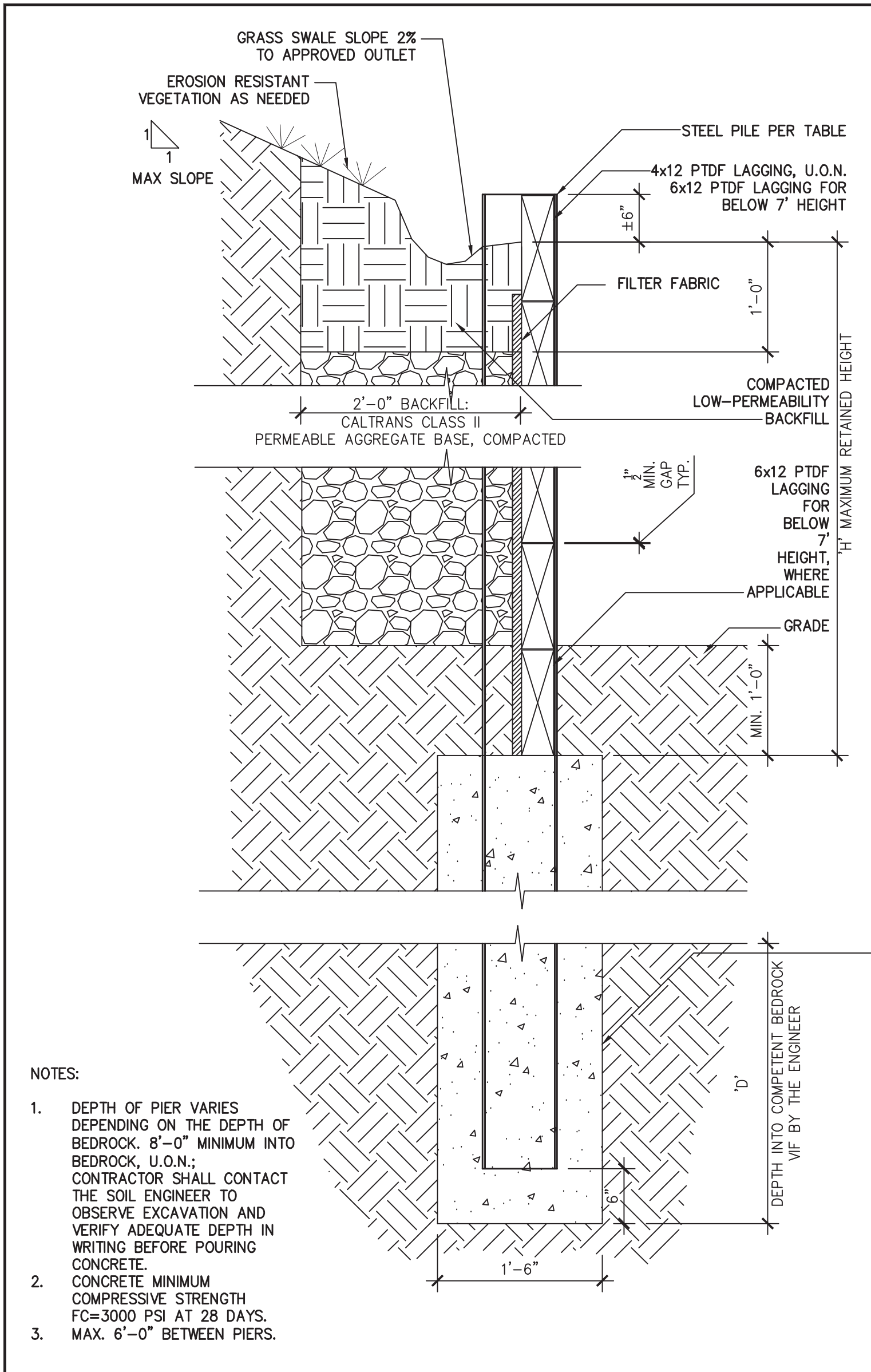
NEW RESIDENCE & ADU
79 WOOD LANE
FAIRFAX, CA 94930
PROJECT APN 002-062-003

WEYERHAEUSER
TYPICAL DETAILS

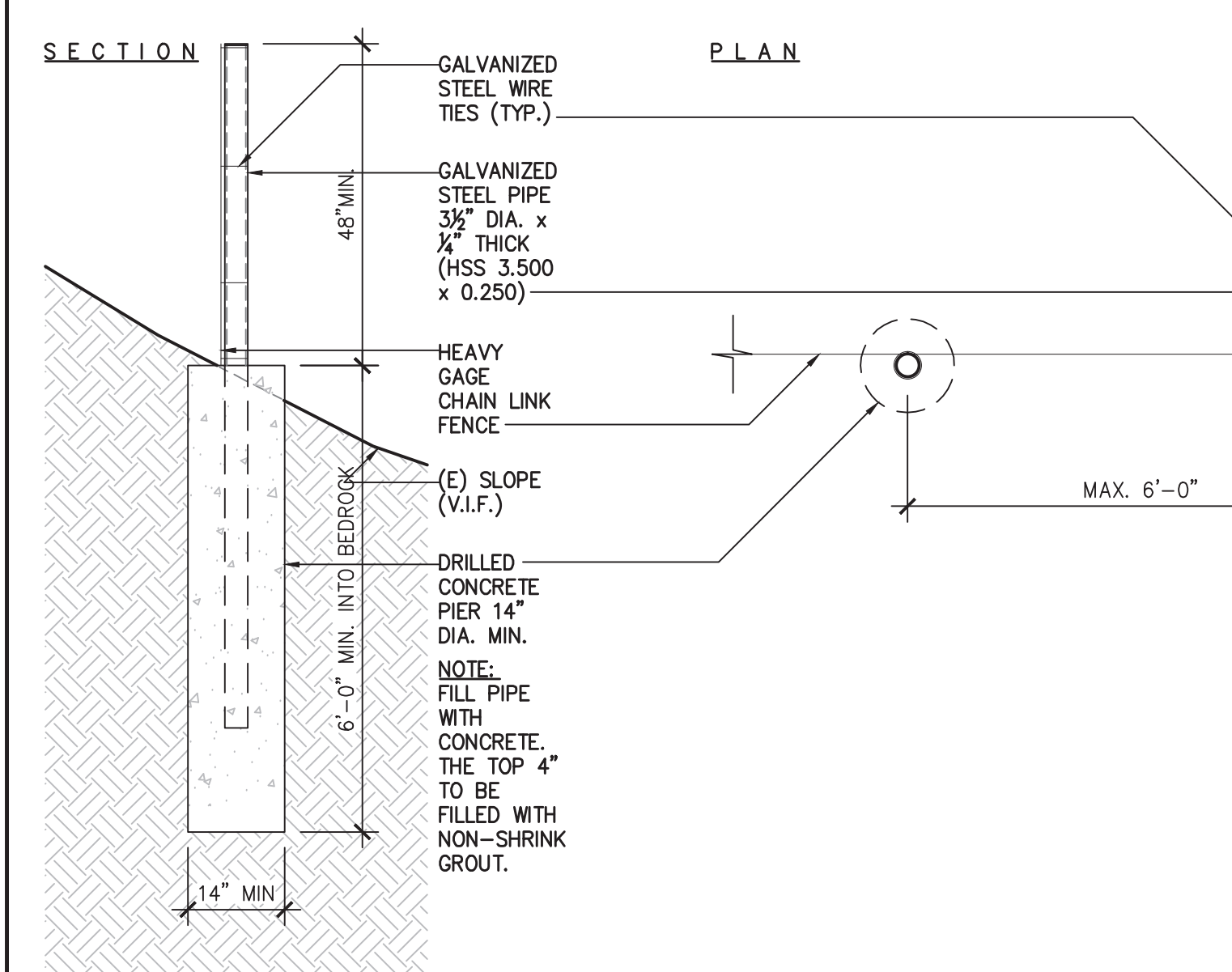
DATE: 2022-04-08
SCALE: AS SHOWN
DRAWN BY: DL
JOB NUMBER: 1477-0822 S

SHEET 12
S-3.3
OF 12 SHEET



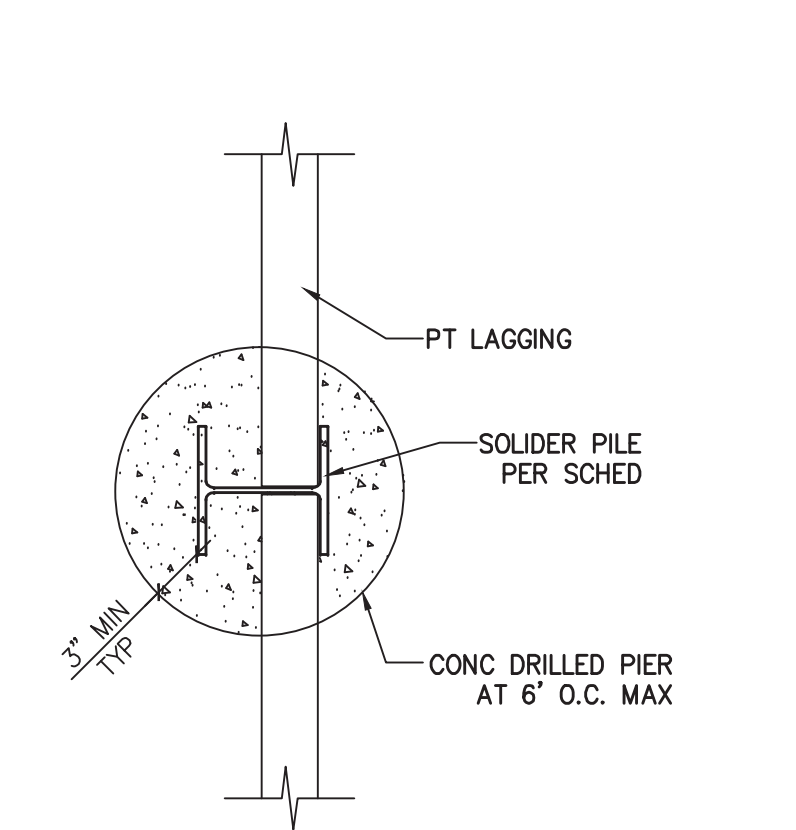


1 S-3.4 STEEL SOLDIER PILE & LAGGING RW DETAIL SCALE: 1" = 1'-0"



2 S-3.4 DEBRIS FENCE DETAIL SCALE: 1/2" = 1'-0"

DEPTH INTO BEDROCK 'D'	DRILLED PIER DIA	SOLDER PILE	MAX RETAINED HEIGHT 'H'	MIN. OVERALL PIER DEPTH
10'-0"	18"	W8X21	6'-0"	16'-0"
8'-0"	18"	W8X10	4'-0"	14'-0"

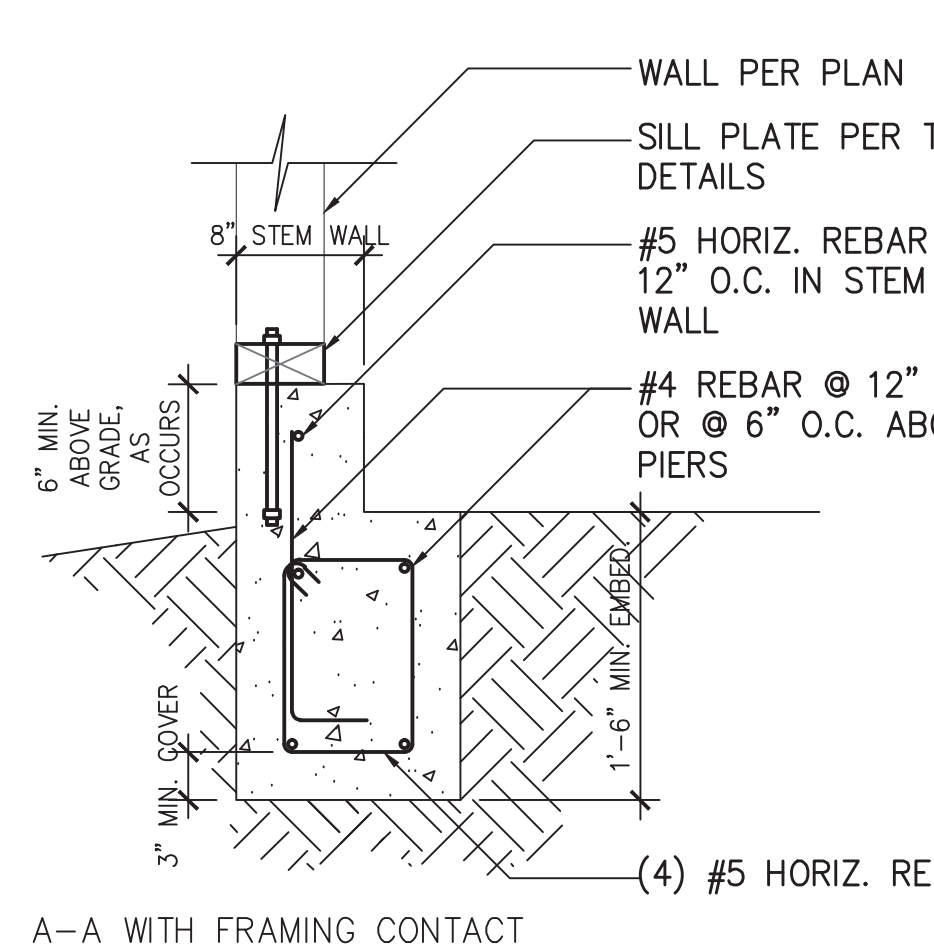


- NOTES:
1. ALL EXPOSED STEEL SHALL BE HOT-DIPPED GALVANIZED OR PAINTED WITH TWO COATS OF BITUMINOUS EPOXY PAINT.
 2. NAILS/METAL FASTENERS SHALL BE HOP DIPPED GALVANIZED OR STAINLESS STEEL, OR OTHER APPROVED ACCEPTABLE CORROSION RESISTANT MATERIAL.

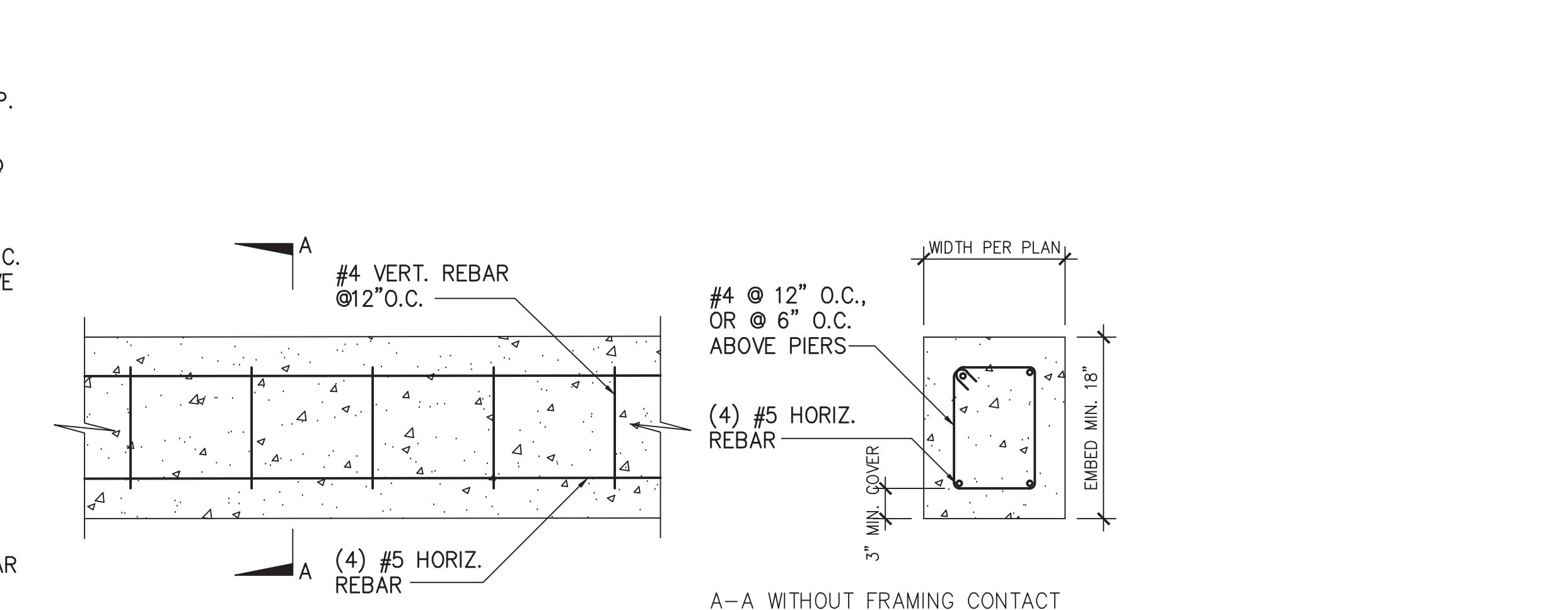
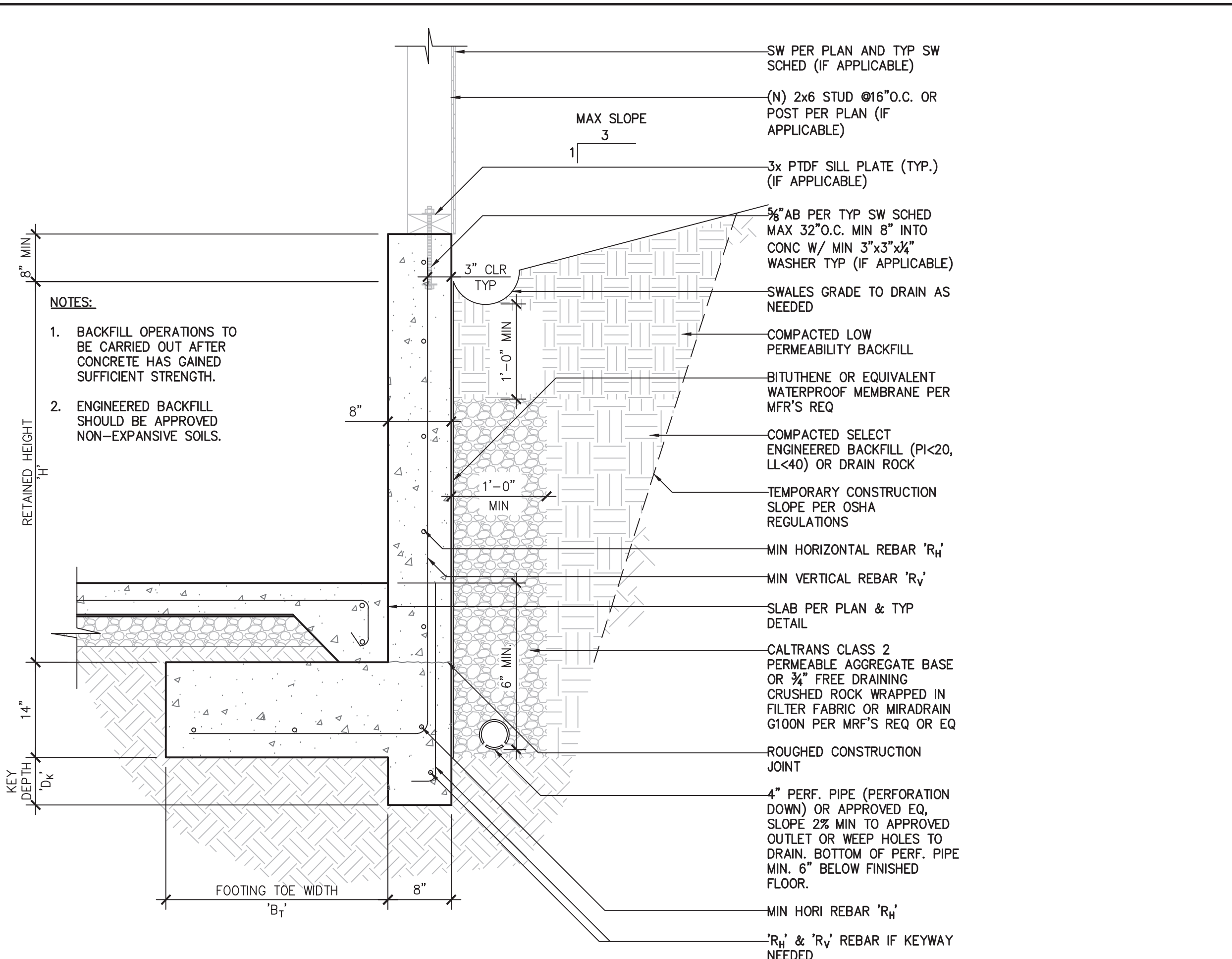
MAX H	MIN T	MIN B	MIN D _c	MIN R _v	MIN R _h
6'-0"	8"	4'-6"	N.A.	#5 REBAR @16" O.C.	#5 REBAR @16" O.C.
UP TO 3'-0"	8"	4'-6"	N.A.	#5 REBAR @16" O.C.	#5 REBAR @16" O.C.



3 S-3.4 RW DETAIL SCALE: 1" = 1'-0"



4 S-3.4 GRADE BEAM DETAILS SCALE: 1" = 1'-0"



4 S-3.4 GRADE BEAM DETAILS SCALE: 1" = 1'-0"

REVISIONS	BY
1	DL

Darius Abolhassani Consultant & Associates, Inc.
 Consulting Engineering & Construction Support
 7 Mt. Lassen Drive, Suite A-129, San Rafael, CA 94903
 Phone: (415)499-1919 Email: darius@dacassociates.net



NEW RESIDENCE & ADU
 79 WOOD LANE
 FAIRFAX, CA 94930
 PROJECT APN 002-062-03

STRUCTURAL DETAILS	
DATE:	2022-04-08
SCALE:	AS SHOWN
DRAWN BY:	DL
JOB NUMBER:	1477-0822 S
SHEET	13
S-3.4	
OF	12 SHEET



CERTIFICATE OF COMPLIANCE

Project Name: 79 Wood Ln
Calculation Date/Time: 2022-03-09T11:33:58-08:00
Input File Name: Friedman New Residence + ADU - 79 Wood Ln - plans.ridb19x

CF1R-PRF-01E

(Page 1 of 13)

Table with 2 columns: Item ID and Description. Includes Project Name, Run Title, Project Location, City, Zip code, Climate Zone, Building Type, Project Scope, Addition Cond. Floor Area, Existing Cond. Floor Area, Total Cond. Floor Area, ADU Bedroom Count, and Is Natural Gas Available?

Table with 2 columns: Item ID and Description. Includes Building Complies with Computer Performance, This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider, and This building incorporates one or more Special Features shown below.

Registration Number: 422-P010034238A-000-000-0000000-0000
Registration Date/Time: 03/11/2022 14:39
HERS Provider: CHEERS
NOTICE: This document has been generated by CoolSoft Home Energy Efficiency Rating System Services, Inc. (CHEERS) using information uploaded by third parties not affiliated with or related to CHEERS. Therefore, CHEERS is not responsible for, and cannot guarantee, the accuracy or completeness of the information contained in this document.

CERTIFICATE OF COMPLIANCE

Project Name: 79 Wood Ln
Calculation Date/Time: 2022-03-09T11:33:58-08:00
Input File Name: Friedman New Residence + ADU - 79 Wood Ln - plans.ridb19x

CF1R-PRF-01E

(Page 2 of 13)

Table with 5 columns: Energy Design Ratings, Compliance Margins, Efficiency (EDR), Total (EDR), and Total (EDR). Rows include Standard Design and Proposed Design.

RESULT: COMPLIES
1: Efficiency EDR includes improvements to the building envelope and more efficient equipment.
2: Total EDR includes efficiency and demand response measures such as photovoltaic (PV) systems and batteries.
3: Building complies when efficiency and total compliance margins are greater than or equal to zero.

Table with 5 columns: Energy Use (KTDW/ft²-yr), Standard Design, Proposed Design, Compliance Margin, and Percent Improvement. Rows include Space Heating, Space Cooling, IAQ Ventilation, Water Heating, Self Utilization/Flexibility Credit, and Compliance Energy Total.

Table with 12 columns: Item ID, Exception, Module Type, Array Type, Power Electronics, CFI, Azimuth (deg), Tilt Input, Array Angle (deg), Tilt (x in 12), Inverter Eff. (%), and Annual Solar Access (%).

Registration Number: 422-P010034238A-000-000-0000000-0000
Registration Date/Time: 03/11/2022 14:39
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Calculation Date/Time: 2022-03-09T11:33:58-08:00
Input File Name: Friedman New Residence + ADU - 79 Wood Ln - plans.ridb19x

CF1R-PRF-01E

(Page 3 of 13)

REQUIRED SPECIAL FEATURES
The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.
• Variable capacity heat pump compliance option (verification details from VCHP Staff report, Appendix B, and RA3)
• Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed.

HERS FEATURE SUMMARY
The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry.

- Building-level Verifications:
• Quality insulation installation (QII)
• Indoor air quality ventilation
Cooling System Verifications:
• Minimum Airflow
• Verified EER
• Verified SEER
• Verified Refrigerant Charge
• Airflow in habitable rooms (SC3.1.4.1.7)
• Fan Efficacy Watts/CFM
Heating System Verifications:
• Verified HSPF
• Verified heat pump rated heating capacity
• Wall-mounted thermostat in zones greater than 150 ft2 (SC3.4.5)
• Ductless indoor units located entirely in conditioned space (SC3.1.4.1.8)
HVAC Distribution System Verifications:
• Duct leakage testing
Domestic Hot Water System Verifications:
• -- None --

Table with 7 columns: Item ID, Project Name, Conditioned Floor Area (ft²), Number of Dwelling Units, Number of Bedrooms, Number of Zones, Number of Ventilation Cooling Systems, and Number of Water Heating Systems.

Registration Number: 422-P010034238A-000-000-0000000-0000
Registration Date/Time: 03/11/2022 14:39
HERS Provider: CHEERS
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CERTIFICATE OF COMPLIANCE

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Calculation Date/Time: 2022-03-09T11:33:58-08:00
Input File Name: Friedman New Residence + ADU - 79 Wood Ln - plans.ridb19x

CF1R-PRF-01E

(Page 4 of 13)

Table with 7 columns: Item ID, Zone Name, Zone Type, HVAC System Name, Zone Floor Area (ft²), Avg. Ceiling Height, Water Heating System 1, and Water Heating System 2.

Table with 8 columns: Item ID, Name, Zone, Construction, Azimuth, Orientation, Gross Area (ft²), Window and Door Area (ft2), and Tilt (deg).

Registration Number: 422-P010034238A-000-000-0000000-0000
Registration Date/Time: 03/11/2022 14:39
HERS Provider: CHEERS
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Input File Name: Friedman New Residence + ADU - 79 Wood Ln - plans.ridb19x

CF1R-PRF-01E

(Page 5 of 13)

Table with 8 columns: Item ID, Name, Zone, Construction, Azimuth, Orientation, Gross Area (ft²), Window and Door Area (ft2), and Tilt (deg).

Table with 11 columns: Item ID, Name, Zone, Construction, Azimuth, Orientation, Area (ft²), Skylight Area (ft²), Roof Rise (x in 12), Roof Reflectance, Roof Emittance, and Cool Roof.

Registration Number: 422-P010034238A-000-000-0000000-0000
Registration Date/Time: 03/11/2022 14:39
HERS Provider: CHEERS
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Input File Name: Friedman New Residence + ADU - 79 Wood Ln - plans.ridb19x

CF1R-PRF-01E

(Page 6 of 13)

Table with 8 columns: Item ID, Name, Construction, Type, Roof Rise (x in 12), Roof Reflectance, Roof Emittance, Radiant Barrier, and Cool Roof.

Table with 14 columns: Item ID, Name, Type, Surface, Orientation, Azimuth, Width (ft), Height (ft), Mult., Area (ft²), U-factor, U-factor Source, SHGC, and Exterior Shading.

Table with 4 columns: Item ID, Name, Side of Building, Area (ft²), and U-factor.

Registration Number: 422-P010034238A-000-000-0000000-0000
Registration Date/Time: 03/11/2022 14:39
HERS Provider: CHEERS
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ARCHITECTS
FREDRIC C. DIVINE ASSOCIATES
1924 FOURTH ST., SAN RAFAEL, CA 94901
Phone: (415) 457-0220 Fax: (415) 454-9581
NEW RESIDENCE AND ADU
79 WOOD LANE
FAIRFAX, CA 94930
APN: 002-062-03
FOR: COBY FRIEDMAN

TITLE 24 COMPLIANCE

Revisions
SUBMITTAL
03-17-2022

Date: 03-17-2022
Scale: As Noted
Drawn: LSK/ MP/ JK
Job #: 19049.00
Prototype: DIVINE

T24-1



Table with 8 columns: 01, 02, 03, 04, 05, 06, 07, 08. Rows include Name, Zone, Area (ft²), Perimeter (ft), Edge Insul. R-value and Depth, Edge Insul. R-value and Depth, Carpeted Fraction, Heated.

Table with 8 columns: 01, 02, 03, 04, 05, 06, 07, 08. Rows include Construction Name, Surface Type, Construction Type, Framing, Total Cavity R-value, Interior / Exterior Continuous R-value, U-factor, Assembly Layers.

Registration Number: 422-P010034238A-000-000-0000000-0000
Registration Date/Time: 03/11/2022 14:39
HERS Provider: CHEERS
Report Version: 2019.2.000
Schema Version: rev 20200901

Table with 11 columns: 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11. Rows include Name, System Type, Heating Unit Name, Cooling Unit Name, Fan Name, Distribution Name, Required Thermostat Type, Status, Verified Equipment Condition, Heating Equipment Count, Cooling Equipment Count.

Table with 11 columns: 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11. Rows include Name, System Type, Number of Units, Heating HSPF/COP, Heating Cap 47, Cooling SEER, Cooling EER/CEER, Zonally Controlled, Compressor Type, HERS Verification.

Table with 9 columns: 01, 02, 03, 04, 05, 06, 07, 08, 09. Rows include Name, Verified Airflow, Airflow Target, Verified EER, Verified SEER, Verified Refrigerant Charge, Verified HSPF, Verified Heating Cap 47, Verified Heating Cap 17.

Registration Number: 422-P010034238A-000-000-0000000-0000
Registration Date/Time: 03/11/2022 14:39
HERS Provider: CHEERS
Report Version: 2019.2.000
Schema Version: rev 20200901

Table with 8 columns: 01, 02, 03, 04, 05, 06, 07, 08. Rows include Construction Name, Surface Type, Construction Type, Framing, Total Cavity R-value, Interior / Exterior Continuous R-value, U-factor, Assembly Layers.

Table with 4 columns: 01, 02, 03, 04. Rows include Quality Insulation Installation (QII), High R-value Spray Foam Insulation, Building Envelope Air Leakage, CFM50.

Registration Number: 422-P010034238A-000-000-0000000-0000
Registration Date/Time: 03/11/2022 14:39
HERS Provider: CHEERS
Report Version: 2019.2.000
Schema Version: rev 20200901

Table with 10 columns: 01, 02, 03, 04, 05, 06, 07, 08, 09, 10. Rows include Name, Certified Low-Static VCHP System, Airflow to Habitable Rooms, Ductless Units in Conditioned Space, Wall Mount Thermostat, Air Filter Sizing & Pressure Drop Rating, Low Leakage Ducts in Conditioned Space, Minimum Airflow per RA3.3 and SC3.3.3.4.1, Certified non-continuous Fan, Indoor Fan not Running Continuously.

Table with 12 columns: 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12. Rows include Name, Type, Design Type, Supply, Return, Supply, Return, Surface Area, Bypass Duct, Duct Leakage, HERS Verification.

Table with 9 columns: 01, 02, 03, 04, 05, 06, 07, 08, 09. Rows include Name, Duct Leakage Verification, Duct Leakage Target (%), Verified Duct Location, Verified Duct Design, Buried Ducts, Deeply Buried Ducts, Low-leakage Air Handler, Low Leakage Ducts Entirely in Conditioned Space.

Table with 4 columns: 01, 02, 03, 04. Rows include Name, Type, Fan Power (Watts/CFM), Name.

Registration Number: 422-P010034238A-000-000-0000000-0000
Registration Date/Time: 03/11/2022 14:39
HERS Provider: CHEERS
Report Version: 2019.2.000
Schema Version: rev 20200901

Table with 7 columns: 01, 02, 03, 04, 05, 06, 07. Rows include Name, System Type, Distribution Type, Water Heater Name (#), Solar Heating System, Compact Distribution, HERS Verification.

Table with 12 columns: 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12. Rows include Name, Heating Element Type, Tank Type, # of Units, Tank Vol. (gal), Energy Factor or Efficiency, Input Rating or Pilot, Tank Insulation R-value (Int/Ext), Standby Loss or Recovery Eff, 1st Hr. Rating or Flow Rate, NEEA Heat Pump Brand or Model, Tank Location or Ambient Condition.

Table with 8 columns: 01, 02, 03, 04, 05, 06, 07, 08. Rows include Name, Pipe Insulation, Parallel Piping, Compact Distribution, Compact Distribution Type, Recirculation Control, Central DHW Distribution, Shower Drain Water Heat Recovery.

Registration Number: 422-P010034238A-000-000-0000000-0000
Registration Date/Time: 03/11/2022 14:39
HERS Provider: CHEERS
Report Version: 2019.2.000
Schema Version: rev 20200901

Table with 3 columns: 01, 02, 03. Rows include Name, Verified Fan Watt Draw, Required Fan Efficiency (Watts/CFM).

Table with 7 columns: 01, 02, 03, 04, 05, 06, 07. Rows include Dwelling Unit, IAQ CFM, IAQ Watts/CFM, IAQ Fan Type, IAQ Recovery Effectiveness - SRE, IAQ Recovery Effectiveness - ASRE, HERS Verification.

Registration Number: 422-P010034238A-000-000-0000000-0000
Registration Date/Time: 03/11/2022 14:39
HERS Provider: CHEERS
Report Version: 2019.2.000
Schema Version: rev 20200901

Documentation Author's Declaration Statement form including fields for Name, Signature, Date, Address, City/State/Zip, Phone, and Responsible Person's Declaration Statement.

Digitally signed by Carol Home Energy Efficiency Rating System Services, Inc. (CHEERS). This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

Vertical sidebar containing project title 'NEW RESIDENCE AND ADU', compliance title 'TITLE 24 COMPLIANCE', date '03-17-2022', scale 'As Noted', job # '19049.00', and permit information.

RESIDENTIAL MEASURES SUMMARY								RMS-1
Project Name Friedman New Residence + ADU		Building Type <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Addition Alone <input type="checkbox"/> Multi Family <input type="checkbox"/> Existing+ Addition/Alteration		Date 3/9/2022				
Project Address 79 Wood Ln, Fairfax		California Energy Climate Zone CA Climate Zone 02		Total Cond. Floor Area 3,177		Addition n/a		
						# of Units 1		
INSULATION Construction Type	Cavity	Area (ft²)	Special Features	Status				
Slab	Unheated Slab-on-Grade	-no insulation	489 Parim = 92"	New				
Wall/IG	Solid Unit Masonry	-no insulation	765 Add+R-6.0 Depth = 84,000"	New				
Roof	Wood Framed Attic	R 38	622	New				
Wall	Wood Framed	R 21	2,022	New				
Door	Opaque Door	-no insulation	20	New				
Floor	Wood Framed w/Crawl Space	R 19	1,446	New				
Demising	Wood Framed w/Crawl Space	-no insulation	1,262	New				
Roof	Wood Framed Rafter	R 38	1,293	New				
FENESTRATION		Total Area: 462	Glazing Percentage: 14.5%	New/Altered Average U-Factor: 0.32				
Orientation	Area(ft²)	U-Fac	SHGC	Overhang	Sidefins	Exterior Shades	Status	
Front (NW)	120.5	0.320	0.30	none	none	N/A	New	
Left (NE)	112.7	0.320	0.30	none	none	N/A	New	
Rear (SE)	120.0	0.320	0.30	none	none	N/A	New	
Right (SW)	108.5	0.320	0.30	none	none	N/A	New	
HVAC SYSTEMS								
Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status		
1	Spill Heat Pump	10.00 HSPF	Spill Heat Pump	16.0 SEER	Setback	New		
1	Spill Heat Pump	8.20 HSPF	Spill Heat Pump	14.0 SEER	Setback	New		
HVAC DISTRIBUTION								
Location	Heating	Cooling	Duct Location	Duct R-Value	Status			
Res HVAC	Ducted	Ducted	Attic	6.0	New			
Res HVAC	Ductless / with Fan	Ductless	n/a	n/a	New			
WATER HEATING								
Qty.	Type	Gallons	Min. Eff	Distribution	Status			
1	Heat Pump	50	2.90	Standard	New			
1	Heat Pump	50	2.90	Standard	New			
EnergyPro 8.3 by EnergySoft User Number: 1005 ID: 0303RFRI Page 16 of 21								

2019 Low-Rise Residential Mandatory Measures Summary	
§ 150.0(h)(3A)	Clearances. Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer.
§ 150.0(h)(3B)	Liquid Line Drier. Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(i)	Storage Tank Insulation. Unfired hot water tanks, such as storage tanks and backup storage tanks for solar water-heating systems, must have a minimum of R-12 external insulation or R-16 internal insulation where the internal insulation R-value is indicated on the exterior of the tank.
§ 150.0(j)(2A)	Water Piping, Solar Water-Heating System Piping, and Space Conditioning System Line Insulation. All domestic hot water piping must be insulated as specified in Section 609.11 of the California Plumbing Code. In addition, the following piping conditions must have a minimum insulation wall thickness of one inch or a minimum insulation R-value of 7.1: the first five feet of cold water pipes from the storage tank; all hot water piping with a nominal diameter equal to or greater than 3/4 inch and less than one inch; all hot water piping with a nominal diameter less than 3/4 inch that is associated with a domestic hot water recirculation system, from the heating source to storage tank or between tanks, buried below grade, and from the heating source to kitchen fixtures.*
§ 150.0(j)(3)	Insulation Protection. Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by Section 120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-cushable casing or sleeve.
§ 150.0(k)(1)	Gas or Propane Water Heating Systems. Systems using gas or propane water heaters to serve individual dwelling units must include all of the following: A dedicated 125 volt, 20 amp electrical receptacle connected to the electric panel with a 120/240 volt 3 conductor, 10 AWG copper branch circuit, within three feet of the water heater without obstruction. Both ends of the ungrounded conductor must be labeled with the words "open" and be electrically isolated. Have a reserved single pole circuit breaker space in the electrical panel adjacent to the circuit breaker for the branch circuit and labeled with the words "Future 240V Use"; a Category III or IV vent, or a Type B vent with straight pipe through the outside terminal and the space where the water heater is installed, a condensate drain that is no more than two inches higher than the base of the water heater, and allows natural drainage without pump assistance; and a gas supply line with a capacity of at least 200,000 Btu per hour.
§ 150.0(k)(2)	Recirculating Loops. Recirculating loops serving multiple dwelling units must meet the requirements of § 110.3(d)(5).
§ 150.0(k)(3)	Solar Water-Heating Systems. Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO RAT), or by a listing agency that is approved by the Executive Director.
Ducts and Fans Measures:	
§ 110.8(d)(3)	Ducts. Insulation installed on an existing space-conditioning duct must comply with § 604.9 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)(1)	CMC Compliance. All air-distribution system ducts and plenums must meet the requirements of the CMC §§ 601.6, 602.0, 603.0, 604.0, 605.0 and ANSI/SMACNA-005-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to a minimum installed level of R-6.0 or a minimum installed level of R-4.2 when ducts are entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8). Portions of the duct system completely exposed and surrounded by directly conditioned space are not required to be insulated. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Connections must be sealed with mastic, tape, or other duct-closure system that meets the applicable requirements of UL 181, UL 181A, or UL 181B or aerosol sealant that meets the requirements of UL 723. If mastic or tape is used to seal openings greater than 1/4 inch, the combination of mastic and either mesh or tape must be used. Building cavities, support platforms for air handlers, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts. Ducts installed in cavities and support platforms must not be compressed to cause reductions in the cross-sectional area.*
§ 150.0(m)(2)	Factory-Fabricated Duct Systems. Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)(3)	Field-Fabricated Duct Systems. Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)(7)	Backdraft Damper. Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)(8)	Gravity Ventilation Dampers. Gravity ventilating systems serving conditioned spaces must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)(9)	Protection of Insulation. Insulation must be protected from damage, sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service. For example, protected by aluminum, sheet metal, painted canvas, or plastic cover. Cellular foam insulation must be protected as above or painted with a coating that is water retardant and provides shielding from solar radiation.
§ 150.0(m)(10)	Porous Inner Core Flex Duct. Porous inner core flex ducts must have a non-porous layer between the inner core and outer vapor barrier.
§ 150.0(m)(11)	Duct System Sealing and Leakage Test. When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with § 150.0(m)(11) and Reference Residential Appendix RA3.
§ 150.0(m)(12)	Air Filtration. Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth, can be one inch if sized per Equation 150.0-A. Pressure drops and labeling must meet the requirements in § 150.0(m)(12). Filters must be accessible for regular service.*
§ 150.0(m)(13)	Space Conditioning System Airflow Rate and Fan Efficiency. Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and fan-handling unit fan efficiency ≥ 0.45 watts per CFM for gas furnace air handlers and ≥ 0.58 watts per CFM for all others. Small duct high velocity systems provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficiency ≥ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3.*

RESIDENTIAL MEASURES SUMMARY								RMS-1
Project Name Friedman New Residence + ADU		Building Type <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Addition Alone <input type="checkbox"/> Multi Family <input type="checkbox"/> Existing+ Addition/Alteration		Date 3/9/2022				
Project Address 79 Wood Ln, Fairfax		California Energy Climate Zone CA Climate Zone 02		Total Cond. Floor Area 3,177		Addition n/a		
						# of Units 1		
INSULATION Construction Type	Cavity	Area (ft²)	Special Features	Status				
Wall	Wood Framed	R 15	462	New				
Demising	Wood Framed	R 13	63	New				
FENESTRATION								
		Total Area: 462	Glazing Percentage: 14.5%	New/Altered Average U-Factor: 0.32				
Orientation	Area(ft²)	U-Fac	SHGC	Overhang	Sidefins	Exterior Shades	Status	
HVAC SYSTEMS								
Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status		
HVAC DISTRIBUTION								
Location	Heating	Cooling	Duct Location	Duct R-Value	Status			
WATER HEATING								
Qty.	Type	Gallons	Min. Eff	Distribution	Status			
EnergyPro 8.3 by EnergySoft User Number: 1005 ID: 0303RFRI Page 17 of 21								

2019 Low-Rise Residential Mandatory Measures Summary	
Requirements for Ventilation and Indoor Air Quality:	
§ 150.0(j)	Requirements for Ventilation and Indoor Air Quality. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(j).
§ 150.0(k)(1C)	Single Family Detached Dwelling Units. Single family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow provided at rates determined by ASHRAE 62.2 Sections 4.1.1 and 4.1.2 and as specified in § 150.0(j)(1C).
§ 150.0(k)(1E)	Multifamily Attached Dwelling Units. Multifamily attached dwelling units must have mechanical ventilation airflow provided at rates in accordance with Equation 150.0-B and must be either a balanced system or continuous supply or continuous exhaust system. If a balanced system is not used, all units in the building must use the same system type and the dwelling-unit envelope leakage must be ≤ 0.3 CFM at 50 Pa (0.2 inch water) per square foot of dwelling unit envelope surface area and verified in accordance with Reference Residential Appendix RA3.8.
§ 150.0(k)(1F)	Multifamily Dwelling Central Ventilation Systems. Central ventilation systems that serve multiple dwelling units must be balanced to provide ventilation airflow for each dwelling unit served at a rate equal to or greater than the rate specified by Equation 150.0-B. All unit airflows must be within 20 percent of the unit with the lowest airflow rate as it relates to the individual units' minimum required airflow rate needed for compliance.
§ 150.0(k)(1G)	Kitchen Range Hoods. Kitchen range hoods must be rated for sound in accordance with Section 7.2 of ASHRAE 62.2.
§ 150.0(k)(2)	Field Verification and Diagnostic Testing. Dwelling unit ventilation airflow must be verified in accordance with Reference Residential Appendix RA3.7. A kitchen range hood must be verified in accordance with Reference Residential Appendix RA3.7.4.3 to confirm it is rated by HVI to comply with the airflow rates and sound requirements as specified in Section 5 and 7.2 of ASHRAE 62.2.
Pool and Spa Systems and Equipment Measures:	
§ 110.4(a)	Certification by Manufacturers. Any pool or spa heating system or equipment must be certified to have all of the following: a thermal efficiency that complies with the Appliance Efficiency Regulations; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating.*
§ 110.4(b)(1)	Piping. Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)(2)	Covers. Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)(3)	Directional Inlets and Time Switches for Pools. Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5	Pilot Light. Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p)	Pool Systems and Equipment Installation. Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.*
Lighting Measures:	
§ 110.9	Lighting Controls and Components. All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9.
§ 150.0(k)(1A)	Luminaire Efficacy. All installed luminaires must meet the requirements in Table 150.0-A.
§ 150.0(k)(1B)	Blank Electrical Boxes. The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device must be no greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor control, or fan speed control.
§ 150.0(k)(1C)	Recessed Downlight Luminaires in Ceilings. Luminaires recessed into ceilings must meet all of the requirements for: insulation contact (IC) labeling; air leakage; sealing; maintenance; and socket and light source as described in § 150.0(k)(1C).
§ 150.0(k)(1D)	Electronic Ballasts for Fluorescent Lamps. Ballasts for fluorescent lamps rated 13 watts or greater must be electronic and must have an output frequency no less than 20 kHz.
§ 150.0(k)(1E)	Night Lights, Sleep Lights, and Path Lights. Night lights, sleep lights and path lights are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided they are rated to consume no more than 5 watts of power and emit no more than 150 lumens.
§ 150.0(k)(1F)	Lighting Integral to Exhaust Fans. Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k).
§ 150.0(k)(1G)	Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8.*
§ 150.0(k)(1H)	Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.*
§ 150.0(k)(1I)	Light Sources in Drawers, Cabinets, and Linen Closets. Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)(2A)	Interior Switches and Controls. All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)(2B)	Interior Switches and Controls. Exhaust fans must be controlled separately from lighting systems.*
§ 150.0(k)(2C)	Interior Switches and Controls. Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned On and Off.*
§ 150.0(k)(2D)	Interior Switches and Controls. Controls and equipment must be installed in accordance with manufacturer's instructions.
§ 150.0(k)(2E)	Interior Switches and Controls. Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the control is installed to comply with § 150.0(k).
§ 150.0(k)(2F)	Interior Switches and Controls. Lighting controls must comply with the applicable requirements of § 110.9.



2019 Low-Rise Residential Mandatory Measures Summary

NOTE: Low-rise residential buildings subject to the Energy Standards must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information. *Exceptions may apply.
(01/2020)

Building Envelope Measures:	
§ 110.6(a)(1)	Air Leakage. Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283 or ASMA A1188/MASCA 101.9.2/440-2011.
§ 110.6(a)(5)	Labeling. Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).
§ 110.6(b)	Field fabricated exterior doors and fenestration products must use U-Factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped.*
§ 110.7	Air Leakage. All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather striped.*
§ 110.8(a)	Insulation Certification by Manufacturers. Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(b)	Insulation Requirements for Heated Slab Floors. Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(c)	Roofing Products Solar Reflectance and Thermal Emittance. The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CFR.
§ 110.8(j)	Radiant Barrier. When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a)	Ceiling and Rafter Roof Insulation. Minimum R-22 insulation in wood-frame ceiling; or the weighted average U-factor must not exceed 0.043. Minimum R-19 or weighted average U-factor of 0.054 or less in a rafter roof alteration. Attic access doors must have permanently attached insulation in exterior walls, vented attics, and unvented attics with air-permeable insulation, and unvented attics with air-permeable insulation in direct contact with a continuous roof or ceiling which is sealed to limit infiltration and exfiltration as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling.*
§ 150.0(b)	Loose-fill Insulation. Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c)	Wall Insulation. Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B.*
§ 150.0(d)	Raised-floor Insulation. Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor.*
§ 150.0(f)	Slab Edge Insulation. Slab edge insulation must meet all of the following: have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)(1)	Vapor Retarder. In climate zones 1 through 16, the earth floor or unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to § 150.0(g).
§ 150.0(g)(2)	Vapor Retarder. In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(i)	Fenestration Products. Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.58; or the weighted average U-factor of all fenestration must not exceed 0.58.*
Fireplaces, Decorative Gas Appliances, and Gas Log Measures:	
§ 110.5(e)	Pilot Light. Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)(1)	Closable Doors. Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)(2)	Combustion Intake. Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and light-filling damper or combustion-air control device.*
§ 150.0(e)(3)	Flue Damper. Masonry or factory-built fireplaces must have a flue damper with a readily accessible control.*
Space Conditioning, Water Heating, and Plumbing System Measures:	
§ 110.4-§ 110.3	Certification. Heating, ventilation and air conditioning (HVAC) equipment, water heaters, showheats, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission.*
§ 110.2(a)	HVAC Efficiency. Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-K.*
§ 110.2(b)	Controls for Heat Pumps with Supplementary Electric Resistance Heaters. Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for supplementary heating is higher than the cut-off temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.*
§ 110.2(c)	Thermostats. All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat.*
§ 110.2(d)	Water Heating Recirculation Loops Serving Multiple Dwelling Units. Water heating recirculation loops serving multiple dwelling units must meet the air release valve, backflow prevention, pump priming, pump isolation valve, and recirculation loop connection requirements of § 110.3(c)(4).
§ 110.3(c)(4)	Isolation Valves. Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.
§ 110.3(c)(6)	Pilot Lights. Continuously burning pilot lights are prohibited for natural gas fan-type central furnaces; household cooling appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and spa heaters.*
§ 110.5	Building Cooling and Heating Loads. Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)(2).

2019 Low-Rise Residential Mandatory Measures Summary	
§ 150.0(k)(2G)	Interior Switches and Controls. An energy management control system (EMCS) may be used to comply with control requirements if it provides functionality of the specified appliances according to § 110.9 and meets the Listing Certificate requirements of § 130.4, meets the EMCS requirements of § 130.0(e), and meets all other requirements in § 150.0(k)(2).
§ 150.0(k)(2H)	Interior Switches and Controls. A multiscene programmable controller may be used to comply with dimmer requirements in § 150.0(k) if it provides the functionality of a dimmer according to § 110.9, and complies with all other applicable requirements in § 150.0(k)(2).
§ 150.0(k)(2I)	Interior Switches and Controls. In bedrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces must be controlled by an occupant sensor or a vacancy sensor providing automatic-off functionality. If an occupant sensor is installed, it must be initially configured to manual-on operation using the manual control required under Section 150.0(k)(2C).
§ 150.0(k)(2J)	Interior Switches and Controls. Luminaires that are or contain light sources that meet Reference Joint Appendix JA8 requirements for dimming, and that are not controlled by occupancy or vacancy sensors, must have dimming controls.*
§ 150.0(k)(2K)	Interior Switches and Controls. Under cabinet lighting must be controlled separately from ceiling-installed lighting systems.
§ 150.0(k)(3A)	Residential Outdoor Lighting. For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must meet the requirements in Item § 150.0(k)(3A) (ON and OFF switch) and the requirements in other § 150.0(k)(3A) (photocell) and § 150.0(k)(3A) (motion sensor or automatic time switch control) or § 150.0(k)(3A) (astronomical time clock), or an EMCS.
§ 150.0(k)(3B)	Residential Outdoor Lighting. For low-rise residential buildings with four or more dwelling units, outdoor lighting for private patios, entrances, balconies, and porches, and residential parking lots and carports with less than eight vehicles per site must comply with either § 150.0(k)(3A) or with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)(3C)	Residential Outdoor Lighting. For low-rise residential buildings with four or more dwelling units, any outdoor lighting for residential parking lots or carports with a total of eight or more vehicles per site and any outdoor lighting not regulated by § 150.0(k)(3B) or § 150.0(k)(3D) must comply with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)(4)	Internally Illuminated Address Signs. Internally illuminated address signs must comply with § 140.8; or must consume no more than 5 watts of power as determined according to § 150.0(k).
§ 150.0(k)(5)	Residential Garages for Eight or More Vehicles. Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for residential garages in Sections 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.
§ 150.0(k)(6A)	Interior Common Areas of Low-rise Multifamily Residential Buildings. In a low-rise multifamily residential building where the total interior common area in a single building equals 20 percent or less of the floor area, permanently installed lighting for the interior common areas in that building must be controlled by an occupant sensor.*
§ 150.0(k)(6B)	Interior Common Areas of Low-rise Multifamily Residential Buildings. In a low-rise multifamily residential building where the total interior common area in a single building equals more than 20 percent of the floor area, permanently installed lighting for the interior common areas in that building must:
1. Comply with the applicable requirements in Sections 110.9, 130.0, 130.1, 140.6 and 141.0; and	
i. Lighting installed in corridors and stairwells must be controlled by occupant sensors that reduce the lighting power in each space by at least 50 percent. The occupant sensors must be capable of turning the light fully on and off from all designed paths of ingress and egress.	
Solar Ready Buildings:	
§ 110.10(a)(1)	Single Family Residences. Single family residences located in subdivisions with 10 or more single family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b) through § 110.10(e).
§ 110.10(a)(2)	Low-rise Multifamily Buildings. Low-rise multifamily buildings that do not have a photovoltaic system installed must comply with the requirements of § 110.10(b) through § 110.10(e).
§ 110.10(b)(1)	Minimum Solar Zone Area. The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than five feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for

RESIDENTIAL GREEN BUILDING STANDARDS

- 1. STORM WATER DRAINAGE/RETENTION DURING CONSTRUCTION: PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION BY ONE OF THE FOLLOWING: (A) RETENTION BASINS; (B) WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM, WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM, WATTLE, OR OTHER APPROVED SYSTEM. CGC §4.106.2.
2. SITE GRADING OR DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING BUILDINGS (SWALES, WATER COLLECTION, FRENCH DRAINS, ETC.). CGC §4.106.3.
3. BUILDING MEETS OR EXCEEDS THE REQUIREMENTS OF THE CA BUILDING ENERGY EFFICIENCY STANDARDS. SEE SHEETS T24-1 AND T24-2 FOR DOCUMENTS.
4. INDOOR WATER USE - VERIFY WATER CONSERVING FIXTURES ARE USED (WATER CLOSETS SHALL USE NO MORE THAN 1.28 gpf; KITCHEN FAUCETS MAY NOT EXCEED 1.8 gpm @ 60 psi; LAVATORIES MAY NOT EXCEED 1.5 gpm @ 60 psi, AND NO LESS THAN 0.8 gpm @ 20 psi; SHOWERHEADS MAY NOT EXCEED 1.8 gpm @ 80 psi. CPC §403, §408. CGC §4.303.1.
5. PLUMBING FIXTURES AND FITTINGS REQUIRED IN CGC §4.303.1 SHALL BE INSTALLED IN ACCORDANCE WITH THE CA PLUMBING CODE, AND SHALL MEET THE APPLICABLE REFERENCED STANDARDS.
6. ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS, OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.
7. RECYCLING: RECYCLE AND/ OR SALVAGE FOR A REUSE A MINIMUM OF 65% OF NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH THE REPORTING STANDARDS OUTLINED BY ZERO WASTE MARIN. ANY MIXED RECYCLABLES THAT ARE SENT TO A MIXED-WASTE RECYCLING FACILITY SHALL INCLUDE A QUALIFIED THIRD PARTY VERIFIED FACILITY AVERAGE DIVERSION RATE. CAL Green §44.408.1.
8. OPERATION AND MAINTENANCE MANUAL: THE BUILDER IS TO PROVIDE AN OPERATION MANUAL (CONTAINING INFORMATION FOR MAINTAINING APPLIANCES, ETC.) FOR THE OWNER AT THE TIME OF FINAL INSPECTION. CPC §4.410.1.
9. DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION.
10. ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS.
11. PAINTS, STAINS AND COATINGS, SHALL BE COMPLIANT WITH VOC LIMITS.
12. AEROSOL PAINTS AND OTHER COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS.
13. DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED.
14. CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS.
15. 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE VOC EMISSION LIMITS ESTABLISHED IN CGC §4.504.4. TIER 1: 90% OF RESILIENT FLOORING FLOOR AREA SHALL COMPLY WITH VOC EMISSION LIMITS TIER 2: 100% OF RESILIENT FLOORING FLOOR AREA SHALL COMPLY WITH VOC EMISSION LIMITS
16. PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.
17. CONCRETE SLAB ON GRADE FOUNDATIONS SHALL BE PROVIDED WITH A VAPOR RETARDANT AND CAPILLARY BREAK PER CGC §4.505.2.1. MOISTURE CONTENT OF WOOD SHALL NOT EXCEED 19% BEFORE IT IS ENCLOSED IN CONSTRUCTION. THE MOISTURE CONTENT NEEDS TO BE CERTIFIED BY 1 OF 3 METHODS SPECIFIED IN CGC §4.505.3. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHOULD NOT BE USED IN CONSTRUCTION. THE MOISTURE CONTENT MUST BE DETERMINED BY THE CONTRACTOR BY ONE OF THE METHODS LISTED IN CGC §4.505.3.
18. MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING IS CHECKED BEFORE ENCLOSURE.
19. EACH ENERGY STAR BATHROOM FANS (WITH TUB OR SHOWER) MUST BE MECHANICALLY VENTILATED WITH A HUMIDITY CONTROLLED ENERGY STAR COMPLIANT EXHAUST FAN VENTED DIRECTLY TO THE OUTSIDE, UNLESS OTHERWISE A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM. HUMIDITY CONTROLS SHALL HAVE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT, CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY OF <= 50% TO A MAXIMUM OF 80%.
20. DUCT SYSTEMS ARE SIZED AND DESIGNED AND EQUIPMENT IS SELECTED USING THE FOLLOWING METHODS:
o. ESTABLISH HEAT LOSS AND HEAT GAIN VALUES ACCORDING TO ANSI/ACCA 2 MANUAL J-2011 OR EQUIVALENT.
b. SIZE DUCT SYSTEMS ACCORDING TO ANSI/ACCA 1 MANUAL D-2014 OR EQUIVALENT.
c. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ACCA 3 MANUAL S-2014 OR EQUIVALENT.
21. HVAC SYSTEM INSTALLERS ARE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS.
22. PRIOR TO FINAL INSPECTION, THE LICENSED CONTRACTOR, ARCHITECT OR ENGINEER IN RESPONSIBLE CHARGE OF THE OVERALL CONSTRUCTION MUST PROVIDE BUILDING DEPARTMENT OFFICIAL WRITTEN VERIFICATION THAT ALL APPLICABLE PROVISIONS FROM THE GREEN BUILDING STANDARDS CODE HAVE BEEN IMPLEMENTED AS PART OF CONSTRUCTION PER CGC §102.3.
23. COMPLY WITH LOCAL WATER EFFICIENT LANDSCAPE ORDINANCE.
24. INSTALL ENERGY STAR APPLIANCES.

- 25. REDUCTION IN CEMENT USE- CEMENT USED IN FOUNDATION DESIGN SHALL BE REDUCED TO NOT LESS THAN 20% FOR TIER 1 COMPLIANCE AND 25% FOR TIER 2 COMPLIANCE. PRODUCTS COMMONLY USED TO REPLACE CEMENT IN CONCRETE MIX DESIGN INCLUDE, BUT ARE NOT LIMITED TO: FLY ASH, SLAG, SILICA FUME, RICE HULL ASH.
26. RECYCLED CONTENT- USE MATERIALS, EQUIVALENT IN PERFORMANCE TO VIRGIN MATERIALS WITH A TOTAL (COMBINED) RECYCLED CONTENT VALUE (RCV) OF: TIER 1: NOT LESS THAN 10% OF TOTAL MATERIAL COST. TIER 2: NOT LESS THAN 15% OF TOTAL MATERIAL COST.
27. MATERIAL PROTECTION- PROTECT BUILDING MATERIALS DELIVERED TO THE CONSTRUCTION SITE FROM RAIN AND OTHER SOURCES OF MOISTURE.
28. MATERIAL PROTECTION- PROTECT BUILDING MATERIALS DELIVERED TO THE CONSTRUCTION SITE FROM RAIN AND OTHER SOURCES OF MOISTURE.
29. THERMAL INSULATION- INSTALLED THERMAL INSULATION SHALL COMPLY WITH VOC LIMITS.

MARIN COUNTY 2019 CALGREEN CHECKLIST Tier 1 Standards for Residential New Construction

- A4.103.2 Site Selection (ELECTIVE)- Community connectivity
Plan sheet reference (if applicable):
A4.104 Site Preservation (ELECTIVE)- Supervision and education
Plan sheet reference (if applicable):
A4.105.1 Deconstruction and Reuse of Existing Materials (ELECTIVE)- General
Plan sheet reference (if applicable):
A4.105.2 Deconstruction and Reuse of Existing Materials (ELECTIVE)- Reuse of materials
Plan sheet reference (if applicable):
A4.106.6 Site Development (ELECTIVE)- Vegetated roof
Plan sheet reference (if applicable):
A4.106.7 Site Development (ELECTIVE)- Reduction of heat island effect for nonroof areas
Plan sheet reference (if applicable):
A4.106.9 Site Development (ELECTIVE)- Bicycle parking
Plan sheet reference (if applicable):
A4.106.10 Site Development (ELECTIVE)- Light pollution reduction
Plan sheet reference (if applicable): Dark Sky compliant lighting, see note on exterior finish schedule sheet A3.1.
A4.306.1 Innovative Concepts and Local Environmental Conditions (ELECTIVE)
Plan sheet reference (if applicable):

DIVISION 4.2 ENERGY EFFICIENCY
Note: All measures are mandatory unless not in project scope (Select Completed or Not Applicable [N/A])
4.201.1 (MANDATORY) Building meets or exceeds the requirements of the California Building Energy Efficiency Standards, and complies with one of the energy efficiency and electrification compliance options outlined in the Marin County Building Code, Chapter 19.04, Subchapter 2.
Link: Marin County Building Code, Chapter 19.04, Subchapter 2
Completed N/A
Plan sheet reference (if applicable): See Energy Report and sheets T24-1, T24-2, T24-3.
A4.203.1.1 (MANDATORY) Total Energy Design Rating (Total EDR) and Energy Efficiency Design Rating (Efficiency EDR) for the Proposed Design Building is included in the Certificate of Compliance Documentation
Completed N/A
Plan sheet reference (if applicable): See Energy Report and sheets T24-1, T24-2, T24-3.

MARIN COUNTY 2019 CALGREEN CHECKLIST Tier 1 Standards for Residential New Construction

This checklist is effective January 1, 2020, for newly constructed hotels, motels, lodging houses, dwellings, dormitories, condominiums, shelters, congregated residences, employee housing, factory-built housing and other types of dwellings containing sleeping accommodations with or without a common toilet or cooking facilities including accessory buildings, facilities and uses thereto. Existing site and landscaping improvements that are not otherwise disturbed are not subject to CALGreen.

Submit this checklist with your plans to demonstrate compliance with the green building ordinance. This checklist includes modifications specific to Marin County. For more information on the County's Green Building requirements, please visit www.marinegreenbuilding.org

For more information on CALGreen and complete measure language, see Chapters 4 and Appendix 4 here: https://codes.iccsafe.org/content/CAGBSC2019/table-of-contents

PROJECT DETAILS
79 Wood Lane, Fairfax CA 002-062-03
Project Address APN
Laura Kehrlein, Architect
Applicant Name (Please Print)

PROJECT VERIFICATION
The Green Building Rater, listed below, has reviewed the plans and certifies that the mandatory and elective measures listed above are hereby incorporated into the project plans and will be implemented into the project in accordance with the requirements set forth in the 2019 California Green Building Standards Code as amended by the County of Marin.
Signature Date
Laura Kehrlein 03-22-2022
Name (Please Print)
LEED AP 10754075
Green Building Certification 1 and License Number

1 CALGreen Special Inspector, LEED AP, or Green Point Rater are acceptable certifications
Last Updated: February 12, 2021 Page 1

MARIN COUNTY 2019 CALGREEN CHECKLIST Tier 1 Standards for Residential New Construction

A4.203.1.3.1 (MANDATORY) Buildings complying with the first level of advanced energy efficiency shall have additional integrated efficiency and onsite renewable energy generation to achieve a Total EDR margin as specified in Marin County Building Code, Chapter 19.04, Subchapter 2, or lower as calculated by Title 24, Part 6 Compliance Software approved by the Energy Commission. This Total EDR is in addition to meeting the Efficiency EDR.
Link: Marin County Building Code, Chapter 19.04, Subchapter 2
Completed N/A
Plan sheet reference (if applicable): See Energy Report and sheets T24-1, T24-2, T24-3.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

Note: All measures are mandatory unless not in project scope (Select Completed or Not Applicable [N/A])
A minimum of TWO elective measures must be completed/selected.

- 4.303.1 (MANDATORY) Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) installed in residential buildings shall comply with the prescriptive requirements of Sections 4.303.1.1 through 4.303.1.4.4.
Completed N/A
Plan sheet reference (if applicable): See Floor Plan keynotes #5, #6, #7 on sheets A2.1, A2.2
4.303.1.4.3 (MANDATORY) Metering faucets in residential buildings shall not deliver more than 0.2 gallons per cycle.
Completed N/A
Plan sheet reference (if applicable):
4.303.2 (MANDATORY) Plumbing fixtures and fittings required in Section 4.303.1 shall be installed in accordance with the California Plumbing Code and shall meet the applicable referenced standards.
Completed N/A
Plan sheet reference (if applicable): Green Building Note #5.
4.304.1 (MANDATORY) Residential developments shall comply with local water efficient landscape ordinance or the current California Department of Water Resources Model Water Efficient Landscape Ordinance (MWEL0), whichever is more stringent.
Completed N/A
Plan sheet reference (if applicable): Green Building Note #23.
4.305.1 (MANDATORY) Newly constructed residential developments, where disinfected tertiary recycled water is available from a municipal source to a construction site, may be required to have recycled water supply systems installed, allowing the use of recycled water for residential landscape irrigation systems.
Completed N/A
Plan sheet reference (if applicable):
A4.303.2 Indoor Water Use (ELECTIVE) - Alternate water sources for nonpotable applications
Plan sheet reference (if applicable):
A4.303.3 Indoor Water Use (ELECTIVE) - Appliances
Plan sheet reference (if applicable): See Floor Plan keynote #1 and Green Building Note #24.
A4.303.4 Indoor Water Use (ELECTIVE)- Nonwater urinals and waterless toilets
Plan sheet reference (if applicable):

MARIN COUNTY 2019 CALGREEN CHECKLIST Tier 1 Standards for Residential New Construction

DIVISION 4.1 PLANNING AND DESIGN

Note: All measures are mandatory unless not in project scope (Select Completed or Not Applicable [N/A])
A minimum of TWO elective measures must be completed/selected.

- 4.106.2 (MANDATORY) A plan is developed and implemented to manage stormwater runoff from the construction activities through compliance with the County of Marin's stormwater management ordinance.
Link: County of Marin's stormwater management ordinance
Completed N/A
Plan sheet reference (if applicable): Civil Site Plan Drawing 1
4.106.3 (MANDATORY) Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings.
Completed N/A
Plan sheet reference (if applicable): Civil Site Plan Drawing 1
A4.106.2.3 (MANDATORY) Displaced topsoil shall be stockpiled for reuse in a designated area and covered or protected from erosion.
Completed N/A
Plan sheet reference (if applicable): Civil Notes and Details Drawing 2
A4.106.4 (MANDATORY) Permeable paving is utilized for not less than 20 percent of the total parking, walking, or patio surfaces.
Completed N/A
Plan sheet reference (if applicable): Arch Site Plan 1/A1, Civil Site Plan Drawing 1
A4.106.5 (MANDATORY) Roofing materials shall have a minimum 3-year aged solar reflectance and thermal emittance or a minimum Solar Reflectance Index (SRI) equal to or greater than the values specified in Tables A4.106.5.1(3).
In Marin County, this measure applies only to high-rise residential buildings, hotels, and motels with a roof slope >2:12.
Completed N/A
Plan sheet reference (if applicable):
A4.106.8.1 (MANDATORY) For one- and two-family dwellings and townhouses with attached private garages, install a dedicated 208/240-volt branch circuit, including an overcurrent protective device rated at 40 amperes minimum per dwelling unit for future EV charging, as required in the Marin County Building Code, Chapter 19.04, Subchapter 2.
Link: Marin County Building Code, Chapter 19.04, Subchapter 2
Completed N/A
Plan sheet reference (if applicable): See Floor Plan keynote #23 on sheet A2.2
A4.106.8.2 (MANDATORY) For multi-family dwellings and new hotels/motels, provide capability for future electrical vehicle charging as specified in the Marin County Building Code, Chapter 19.04, Subchapter 2.
Link: Marin County Building Code, Chapter 19.04, Subchapter 2
Completed N/A
Plan sheet reference (if applicable):
A4.103.1 Site Selection (ELECTIVE) - Selection
Plan sheet reference (if applicable): Infill site development

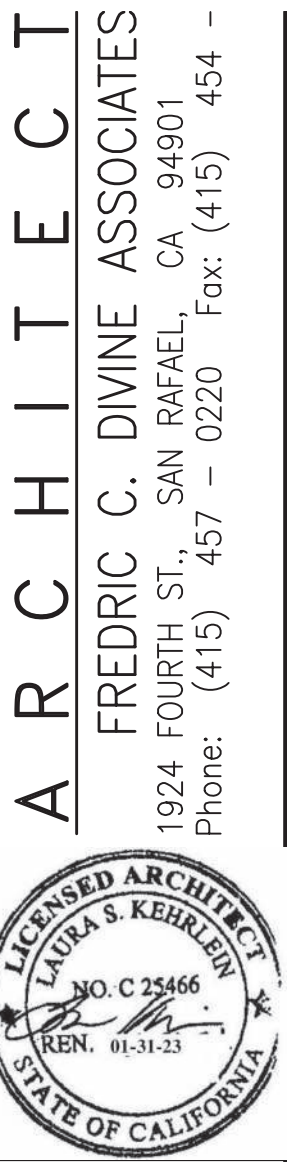
MARIN COUNTY 2019 CALGREEN CHECKLIST Tier 1 Standards for Residential New Construction

- A4.303.5 Indoor Water Use (ELECTIVE) - Hot water recirculation systems
Plan sheet reference (if applicable):
A4.304.1 Outdoor Water Use (ELECTIVE) - Rainwater catchment systems
Plan sheet reference (if applicable):
A4.304.2 Outdoor Water Use (ELECTIVE) - Potable water elimination
Plan sheet reference (if applicable):
A4.304.3 Outdoor Water Use (ELECTIVE) - Landscape water meters
Plan sheet reference (if applicable):
A4.305.1 Water Reuse Systems (ELECTIVE) - Graywater
Plan sheet reference (if applicable): Laundry graywater system detail 3/A2.1
A4.305.2 Water Reuse Systems (ELECTIVE) - Recycled water piping
Plan sheet reference (if applicable):
A4.305.3 Water Reuse Systems (ELECTIVE) - Recycled water for landscape irrigation
Plan sheet reference (if applicable):
A4.306.1 Innovative Concepts and Local Environmental Conditions (ELECTIVE)
Plan sheet reference (if applicable):

DIVISION 4.4 MATERIAL CONSERVATION & RESOURCE EFFICIENCY

Note: All measures are mandatory unless not in project scope (Select Completed or Not Applicable [N/A])
A minimum of TWO elective measures must be completed/selected.

- A4.403.2 (MANDATORY) Cement use in foundation mix design is reduced as directed by Marin County Ordinance 3717.
Link: Marin County Ordinance 3717
Completed N/A
Plan sheet reference (if applicable): Green Building Note #25.
A4.405.3 (MANDATORY) Postconsumer or preconsumer recycled content value (RCV) materials are used on the project, not less than a 10 percent recycled content value.
Completed N/A
Plan sheet reference (if applicable): Green Building Note #26.
4.406.1 (MANDATORY) Annular spaces around pipes, electric cables, conduits, or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency.
Completed N/A
Plan sheet reference (if applicable): Green Building Note #6.



NEW RESIDENCE AND ADU
79 WOOD LANE
FAIRFAX, CA 94930
APN: 002-062-03
FOR: COBY FRIEDMAN

2019 CALGREEN CHECKLIST

03-17-2022
04-06-2022

Revisions
PERMIT SUBMITTAL
REVISED PERMIT SUBMITTAL

Date: 04-06-2022

Scale: As Noted

Drawn: LSK

Job #: 19049.00

Prototype: DIVINE

GB1

RESIDENTIAL GREEN BUILDING STANDARDS

- 1. STORM WATER DRAINAGE/RETENTION DURING CONSTRUCTION: PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION BY ONE OF THE FOLLOWING: (A) RETENTION BASINS; (B) WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM, WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM, WATTLE, OR OTHER APPROVED SYSTEM. CGC §4.106.2.
2. SITE GRADING OR DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING BUILDINGS (SWALES, WATER COLLECTION, FRENCH DRAINS, ETC.). CGC §4.106.3.
3. BUILDING MEETS OR EXCEEDS THE REQUIREMENTS OF THE CA BUILDING ENERGY EFFICIENCY STANDARDS. SEE SHEETS T24-1 AND T24-2 FOR DOCUMENTS.
4. INDOOR WATER USE - VERIFY WATER CONSERVING FIXTURES ARE USED (WATER CLOSETS SHALL USE NO MORE THAN 1.28 gpf; KITCHEN FAUCETS MAY NOT EXCEED 1.8 gpm @ 60 psi; LAVATORIES MAY NOT EXCEED 1.5 gpm @ 60 psi, AND NO LESS THAN 0.8 gpm @ 20 psi; SHOWERHEADS MAY NOT EXCEED 1.8 gpm @ 80 psi. CPC §403, §408. CGC §4.303.1.
5. PLUMBING FIXTURES AND FITTINGS REQUIRED IN CGC §4.303.1 SHALL BE INSTALLED IN ACCORDANCE WITH THE CA PLUMBING CODE, AND SHALL MEET THE APPLICABLE REFERENCED STANDARDS.
6. ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS, OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.
7. RECYCLING: RECYCLE AND/ OR SALVAGE FOR A REUSE A MINIMUM OF 65% OF NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH THE REPORTING STANDARDS OUTLINED BY ZERO WASTE MARIN. ANY MIXED RECYCLABLES THAT ARE SENT TO A MIXED-WASTE RECYCLING FACILITY SHALL INCLUDE A QUALIFIED THIRD PARTY VERIFIED FACILITY AVERAGE DIVERSION RATE. CAL Green §4.408.1.
8. OPERATION AND MAINTENANCE MANUAL: THE BUILDER IS TO PROVIDE AN OPERATION MANUAL (CONTAINING INFORMATION FOR MAINTAINING APPLIANCES, ETC.) FOR THE OWNER AT THE TIME OF FINAL INSPECTION. CPC §4.410.1.
9. DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION.
10. ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS.
11. PAINTS, STAINS AND COATINGS, SHALL BE COMPLIANT WITH VOC LIMITS.
12. AEROSOL PAINTS AND OTHER COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS.
13. DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED.
14. CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS.
15. 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE VOC EMISSION LIMITS ESTABLISHED IN CGC §4.504.4. TIER 1: 90% OF RESILIENT FLOORING FLOOR AREA SHALL COMPLY WITH VOC EMISSION LIMITS TIER 2: 100% OF RESILIENT FLOORING FLOOR AREA SHALL COMPLY WITH VOC EMISSION LIMITS
16. PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.
17. CONCRETE SLAB ON GRADE FOUNDATIONS SHALL BE PROVIDED WITH A VAPOR RETARDANT AND CAPILLARY BREAK PER CGC §4.505.2.1. MOISTURE CONTENT OF WOOD SHALL NOT EXCEED 19% BEFORE IT IS ENCLOSED IN CONSTRUCTION. THE MOISTURE CONTENT NEEDS TO BE CERTIFIED BY 1 OF 3 METHODS SPECIFIED IN CGC §4.505.3. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHOULD NOT BE USED IN CONSTRUCTION. THE MOISTURE CONTENT MUST BE DETERMINED BY THE CONTRACTOR BY ONE OF THE METHODS LISTED IN CGC §4.505.3.
18. MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING IS CHECKED BEFORE ENCLOSURE.
19. EACH ENERGY STAR BATHROOM FANS (WITH TUB OR SHOWER) MUST BE MECHANICALLY VENTILATED WITH A HUMIDITY CONTROLLED ENERGY STAR COMPLIANT EXHAUST FAN VENTED DIRECTLY TO THE OUTSIDE, UNLESS OTHERWISE A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM. HUMIDITY CONTROLS SHALL HAVE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT, CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY OF <= 50% TO A MAXIMUM OF 80%.
20. DUCT SYSTEMS ARE SIZED AND DESIGNED AND EQUIPMENT IS SELECTED USING THE FOLLOWING METHODS. a. ESTABLISH HEAT LOSS AND HEAT GAIN VALUES ACCORDING TO ANSI/ACCA 2 MANUAL J-2011 OR EQUIVALENT. b. SIZE DUCT SYSTEMS ACCORDING TO ANSI/ACCA 1 MANUAL D-2014 OR EQUIVALENT. c. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ACCA 3 MANUAL S-2014 OR EQUIVALENT.
21. HVAC SYSTEM INSTALLERS ARE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS.
22. PRIOR TO FINAL INSPECTION, THE LICENSED CONTRACTOR, ARCHITECT OR ENGINEER IN RESPONSIBLE CHARGE OF THE OVERALL CONSTRUCTION MUST PROVIDE BUILDING DEPARTMENT OFFICIAL WRITTEN VERIFICATION THAT ALL APPLICABLE PROVISIONS FROM THE GREEN BUILDING STANDARDS CODE HAVE BEEN IMPLEMENTED AS PART OF CONSTRUCTION PER CGC §102.3.
23. COMPLY WITH LOCAL WATER EFFICIENT LANDSCAPE ORDINANCE.
24. INSTALL ENERGY STAR APPLIANCES.
25. REDUCTION IN CEMENT USE- CEMENT USED IN FOUNDATION DESIGN SHALL BE REDUCED TO NOT LESS THAN 20% FOR TIER 1 COMPLIANCE AND 25% FOR TIER 2 COMPLIANCE. PRODUCTS COMMONLY USED TO REPLACE CEMENT IN CONCRETE MIX DESIGN INCLUDE, BUT ARE NOT LIMITED TO: FLY ASH, SLAG, SILICA FUME, RICE HULL ASH.
26. RECYCLED CONTENT- USE MATERIALS, EQUIVALENT IN PERFORMANCE TO VIRGIN MATERIALS WITH A TOTAL (COMBINED) RECYCLED CONTENT VALUE (RCV) OF: TIER 1: NOT LESS THAN 10% OF TOTAL MATERIAL COST. TIER 2: NOT LESS THAN 15% OF TOTAL MATERIAL COST.

- 27. MATERIAL PROTECTION- PROTECT BUILDING MATERIALS DELIVERED TO THE CONSTRUCTION SITE FROM RAIN AND OTHER SOURCES OF MOISTURE.
28. MATERIAL PROTECTION- PROTECT BUILDING MATERIALS DELIVERED TO THE CONSTRUCTION SITE FROM RAIN AND OTHER SOURCES OF MOISTURE.
29. THERMAL INSULATION- INSTALLED THERMAL INSULATION SHALL COMPLY WITH VOC LIMITS.

MARIN COUNTY 2019 CALGREEN CHECKLIST Tier 1 Standards for Residential New Construction

- 4.408.1 (MANDATORY) Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste in accordance with the reporting standards outlined by Zero Waste Marin. Link: Zero Waste Marin. Completed [] N/A [] Plan sheet reference (if applicable): Green Building Note #7.
A4.408.1 (MANDATORY) Construction waste generated at the site is diverted to recycle or salvage in compliance with at least a 65 percent reduction. Any mixed recyclables that are sent to mixed-waste recycling facilities shall include a qualified third party verified facility average diversion rate. Verification of diversion rates shall meet minimum certification eligibility guidelines, acceptable to the local enforcing agency. Completed [] N/A [] Plan sheet reference (if applicable): Green Building Note #7.
4.410.1 (MANDATORY) An operation and maintenance manual shall be provided to the building occupant or owner. Completed [] N/A [] Plan sheet reference (if applicable): Green Building Note #8.
4.410.2 (MANDATORY) Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible areas that serve all buildings on the site and is identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance if more restrictive. Completed [] N/A [] Plan sheet reference (if applicable):
A4.403.1 Foundation Systems (ELECTIVE) - Frost protected foundation systems [] Plan sheet reference (if applicable):
A4.404.1 Efficient Framing Techniques (ELECTIVE) - Lumber size [] Plan sheet reference (if applicable):
A4.404.2 Efficient Framing Techniques (ELECTIVE) - Dimensions and layouts [] Plan sheet reference (if applicable):
A4.404.3 Efficient Framing Techniques (ELECTIVE) - Building systems [] Plan sheet reference (if applicable):
A4.404.4 Efficient Framing Techniques (ELECTIVE) - Pre-cut materials and details [] Plan sheet reference (if applicable):
A4.405.1 Material Sources (ELECTIVE) - Prefinished building materials [] Plan sheet reference (if applicable):
A4.405.2 Material Sources (ELECTIVE) - Concrete floors [] Plan sheet reference (if applicable):

Last Updated: February 12, 2021 Page 6

MARIN COUNTY 2019 CALGREEN CHECKLIST Tier 1 Standards for Residential New Construction

- 4.504.2.1 (MANDATORY) Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits. Completed [] N/A [] Plan sheet reference (if applicable): Green Building Note #10.
4.504.2.2 (MANDATORY) Paints, stains and other coatings shall be compliant with VOC limits. Completed [] N/A [] Plan sheet reference (if applicable): Green Building Note #11.
4.504.2.3 (MANDATORY) Aerosol paints and coatings shall be compliant with product weighted MIR Limits for ROC and other toxic compounds. Completed [] N/A [] Plan sheet reference (if applicable): Green Building Note #12.
4.504.2.4 (MANDATORY) Documentation shall be provided to verify that compliant VOC limit finish materials have been used. Completed [] N/A [] Plan sheet reference (if applicable): Green Building Note #13.
4.504.3 (MANDATORY) Carpet and carpe: systems shall be compliant with VOC limits. Completed [] N/A [] Plan sheet reference (if applicable): Green Building Note #14.
4.504.4 (MANDATORY) 80 percent of floor area receiving resilient flooring shall comply with specified VOC criteria. Completed [] N/A [] Plan sheet reference (if applicable): Green Building Note #15.
4.504.5 (MANDATORY) Particleboard, medium density fiberboard (MDF), and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards. Completed [] N/A [] Plan sheet reference (if applicable): Green Building Note #16.
A4.504.2 (MANDATORY) Install VOC compliant resilient flooring systems. Ninety (90) percent of floor area receiving resilient flooring shall comply with the VOC-emission limits established in section A4.504.2. Completed [] N/A [] Plan sheet reference (if applicable): Green Building Note #15.
A4.504.3 (MANDATORY) Thermal insulation installed in the building shall install thermal insulation in compliance with VOC limits. Completed [] N/A [] Plan sheet reference (if applicable): Green Building Note #29.
4.505.2 (MANDATORY) Vapor retarder and capillary break is installed at slab on grade foundations. Completed [] N/A [] Plan sheet reference (if applicable): Green Building Note #17.
4.505.3 (MANDATORY) Moisture content of building materials used in wall and floor framing is checked before enclosure. Completed [] N/A [] Plan sheet reference (if applicable): Green Building Note #18.

Last Updated: February 12, 2021 Page 8

MARIN COUNTY 2019 CALGREEN CHECKLIST Tier 1 Standards for Residential New Construction

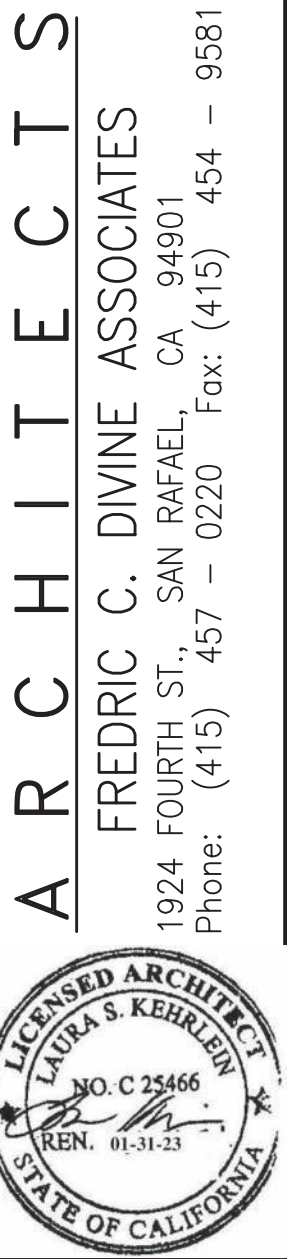
- A4.405.4 Material Sources (ELECTIVE) - Use of building materials from rapidly renewable sources [] Plan sheet reference (if applicable):
A4.407.1 Water Resistance and Moisture Management (ELECTIVE) - Drainage around foundations [] Plan sheet reference (if applicable): See detail 3/A4.1
A4.407.2 Water Resistance and Moisture Management (ELECTIVE) -Roof drainage [] Plan sheet reference (if applicable): Civil Site Plan Drawing 1
A4.407.3 Water Resistance and Moisture Management (ELECTIVE) - Flashing details [] Plan sheet reference (if applicable):
A4.407.4 Water Resistance and Moisture Management (ELECTIVE) - Material protection [] Plan sheet reference (if applicable): Green Building Note #27.
A4.407.6 Water Resistance and Moisture Management (ELECTIVE) - Door protection [] Plan sheet reference (if applicable):
A4.407.7 Water Resistance and Moisture Management (ELECTIVE) - Roof overhangs [] Plan sheet reference (if applicable):
A4.411.1 Innovative Concepts and Local Environmental Conditions (ELECTIVE) [] Plan sheet reference (if applicable):
DIVISION 4.5 ENVIRONMENTAL QUALITY
Note: All measures are mandatory unless not in project scope (Select Completed or Not Applicable [N/A])
A minimum of ONE elective measure must be completed/selected.
4.503.1 (MANDATORY) Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with the U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances including the County of Marin Municipal Code (Wood-Burning Devices). Link: County of Marin Municipal Code (Wood-Burning Devices)
Completed [] N/A [] Plan sheet reference (if applicable): No gas fireplace.
4.504.1 (MANDATORY) Duct openings and other related air distribution component openings shall be covered during construction. Completed [] N/A [] Plan sheet reference (if applicable): Green Building Note #9.

Last Updated: February 12, 2021 Page 7

MARIN COUNTY 2019 CALGREEN CHECKLIST Tier 1 Standards for Residential New Construction

- 4.506.1 (MANDATORY) Each bathroom shall be provided with the following:
1. ENERGY STAR fans ducted to terminate outside the building.
2. Fans must be controlled by a humidity control (Separate or built-in); OR functioning as a component of a whole-house ventilation system.
3. Humidity controls with manual or automatic means of adjustment, capable of adjustment between a relative humidity range of <= 50 percent to a maximum of 80 percent.
Completed [] N/A [] Plan sheet reference (if applicable): Green Building Note #19.
4.507.2 (MANDATORY) Duct systems are sized, designed, and equipment is selected using the following methods:
1. Establish heat loss and heat gain values according to ANSI/ACCA 2 Manual J-2016 or equivalent.
2. Size duct systems according to ANSI/ACCA 1 Manual D - 2016 or equivalent.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2014 or equivalent.
Completed [] N/A [] Plan sheet reference (if applicable): Green Building Note #20.
A5.504.1. Pollutant Control (ELECTIVE) - Compliance with formaldehyde limits [] Plan sheet reference (if applicable):
A5.506.2 Indoor Air Quality and Exhaust (ELECTIVE) - Construction filter [] Plan sheet reference (if applicable):
A5.506.3 Indoor Air Quality and Exhaust (ELECTIVE) - Direct-vent appliances [] Plan sheet reference (if applicable):
A5.509.1 Innovative Concepts and Local Environmental Conditions (ELECTIVE) [] Plan sheet reference (if applicable):

Last Updated: February 12, 2021 Page 9



NEW RESIDENCE AND ADU
79 WOOD LANE
FAIRFAX, CA 94930
APN: 002-062-03
FOR: COBY FRIEDMAN

2019 CALGREEN CHECKLIST

Table with columns for Revisions (PERMIT SUBMITTAL, REVISED PERMIT SUBMITTAL), Date (03-17-2022, 04-06-2022), Scale (As Noted), Drawn (LSK), Job # (19049.00), and Prototype (DIVINE).

GB2



EXHIBIT “N”

§ 15.04.100 EXEMPTIONS.

(A) The provisions of this chapter shall not apply to:

- (1) Buildings which are temporary (such as construction trailers).
- (2) Building area which is not or is not intended to be conditioned space.

(3) Any requirements of this chapter which would impair the historic integrity of any building listed on a local, state or federal register of historic structures, as determined by the chief building official and as regulated by the California Historic Building Code (Title 24, Part 8). In making such a determination, the chief building official may require the submittal of an evaluation by an architectural historian or similar expert.

(B) As outlined in the 2022 CALGreen code, section 4.106.4 and A5.106.5, applicants may be exempted from the electric vehicle charging requirements on a case-by-case basis where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:

- (1) Where there is no commercial power supply or the local utility is unable to supply adequate power.
- (2) Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of section 4.106.4 and A5.106.5 may adversely impact the construction cost of the project.
- (3) ADUs and JADUs without additional parking facilities.
- (4) Parking spaces accessible only by automated mechanical car parking systems are not required to comply with CALGreen Code section 4.106.4 and A5.106.5

(C) *Hardship or infeasibility exemption.* If an applicant for a covered project believes that circumstances exist that make it a hardship or infeasible to meet the requirements of this chapter, the applicant may request an exemption as set forth below. In applying for an exemption, the burden is on the applicant to show hardship or infeasibility.

(1) *Application.* Based on the following, the applicant shall identify in writing the specific requirements of the standards for compliance that the project is unable to achieve and the circumstances that make it a hardship or infeasible for the project to comply with this chapter. The applicant may not petition for relief from any requirement of the 2022 California Energy Code (Title 24, Part 6) and referenced standards, or the 2022 California Green Building Standards (Title 24, Part 11) of the California Building Standards Code. Circumstances that constitute hardship or infeasibility shall include one of the following:

- (a) That the cost of achieving compliance is disproportionate to the overall cost of the project;
- (b) That strict compliance with these standards would create or maintain a hazardous condition(s) and present a life safety risk to the occupants;
- (c) There is a conflict between the provisions of the applicable green building rating system and the California Building Standards Code, other state code provisions, other requirements of this title or conditions imposed on the project through a previously approved planning application;
- (d) That compliance with certain requirements would impair the historic integrity of buildings listed on a local, state or federal list or register of historic structures as regulated by the California Historic Building Code (Title 24, Part 8).

(2) *Granting of exemption.* If the chief building official determines that it is a hardship or infeasible for the applicant to fully meet the requirements of this chapter and that granting the requested exemption will not cause the building to fail to comply with the 2022 California Energy Code (Title 24, Part 6) and referenced standards, or the 2022 California Green Building Standards (Title 24, Part 11) of the California Building Standards Code, the chief building official shall determine the maximum feasible threshold of compliance reasonably achievable for the project. In making this determination, the chief building official shall consider whether alternate, practical means of achieving the objectives of this chapter can be satisfied, such as reducing comparable energy use at an off-site location within the county. If an exemption is granted, the applicant shall be required to comply with this chapter in all other respects and shall be required to achieve the threshold of compliance determined to be achievable by the chief building official.

(3) *Denial of exemption.* If the chief building official determines that it is reasonably possible for the applicant to fully meet the requirements of this chapter, the request shall be denied, and the applicant shall be notified of the decision in writing. The project and compliance documentation shall be modified to comply with the standards for compliance.

(4) *Appeal.* Any aggrieved applicant or person may appeal the determination of the chief building official regarding the granting or denial of an exemption or compliance with any other provision of this chapter. An appeal of a determination of the chief building official shall be filed in writing and processed in accordance with the provisions of § 15.04.028 of this code.

(Ord. 872, passed 12-7-2022)

PROOF OF SERVICE

I, Mandy Villareal, declare:

I am a citizen of the United States and employed in Riverside County, California. I am over the age of eighteen years and not a party to the within-entitled action. My business address is 3390 University Avenue, 5th Floor, P.O. Box 1028, Riverside, California 92502. On August 31, 2023, I served a copy of the within document(s):

RESPONDENT CITY OF FAIRFAX'S REQUEST FOR JUDICIAL NOTICE IN SUPPORT OF OPPOSITION TO PETITIONER'S EX PARTE APPLICATION FOR ALTERNATIVE WRIT AND STAY AND ORDER TO SHOW CAUSE RE PEREMPTORY WRIT

- by transmitting via facsimile the document(s) listed above to the fax number(s) set forth below on this date before 5:00 p.m.
- by placing the document(s) listed above in a sealed envelope with postage thereon fully prepaid, the United States mail at Riverside, California addressed as set forth below.
- by placing the document(s) listed above in a sealed _____ envelope and affixing a pre-paid air bill, and causing the envelope to be delivered to a _____ agent for delivery.
- by personally delivering the document(s) listed above to the person(s) at the address(es) set forth below.
- by transmitting via e-mail or electronic transmission the document(s) listed above to the person(s) at the e-mail address(es) set forth below.

Aaron P. Silberman
Richard M. Harris
ROGERS JOSEPH O'DONNELL
311 California Street
San Francisco, CA 94104
Phone: (415) 956-2828
Email: asilberman@rjo.com;
rharris@rjo.com; dlorenzen@rjo.com

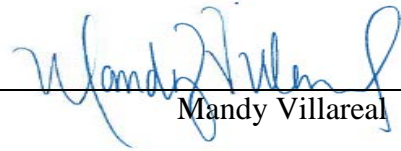
*Attorneys for Petitioner
Jacob Friedman*

I am readily familiar with the firm's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the U.S. Postal Service on that same

1 day with postage thereon fully prepaid in the ordinary course of business. I am aware that on
2 motion of the party served, service is presumed invalid if postal cancellation date or postage
3 meter date is more than one day after date of deposit for mailing in affidavit.

4 I declare under penalty of perjury under the laws of the State of California that the above
5 is true and correct.

6 Executed on August 31, 2023, at Riverside, California.

7
8 
9 _____
10 Mandy Villareal

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